

4.00  
10.70  
17.00  
31.70

Prepared by and return to:  
J. Mark Fisher, Esq., 148 Miracle Strip Pkwy, SE  
Suite 2, Ft. Walton Beach, FL 32548  
(850) 244-8989 or Toll Free 1-800-977-9733

The preparer hereof has not been requested to provide the accuracy of the legal description and assumes no liability for the same.

Property Appraiser's Parcel Identification No.: 07563-080-000

**CORRECTIVE WARRANTY DEED**

This Warranty Deed, executed May 29, 2012, between **LORENE COTTON (a/k/a LORRAINE COTTON)**, a widowed woman, of the County of Bay, State of Florida, (GRANTOR), whose post office address is 1706 Maine Avenue, Lynn Haven, FL 32444 and **LORENE COTTON and LINDA J. LOVEJOY, CO-TRUSTEES**, or their successor in trust under **The LORENE COTTON TRUST DATED OCTOBER 12, 2010**, and any amendments thereto, (GRANTEE), of the State of Florida, County of Bay, whose post office address is 1706 Maine Avenue, Lynn Haven, FL 32444.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, conveyed, bargained and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in Bay County, Florida, to wit: **This Corrective Warranty Deed is being recorded to correct the legal description as previously recorded in OR Book 3280, Page 1095:**

**SEE ATTACHED EXHIBIT "A"**

and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into GRANTOR'S Living Revocable Trust. An examination was not made of the title before transfer.

**LORENE COTTON and LINDA J. LOVEJOY**, as CO-TRUSTEES, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

**LORENE COTTON and LINDA J. LOVEJOY** shall act as Co-Trustees. If **LORENE COTTON** resigns or is unable to continue to act as Trustee, **LINDA J. LOVEJOY** shall continue as sole Successor Trustee. If **LINDA J. LOVEJOY** resigns or is unable to continue to act as Trustee, then **STATEN A. LOVEJOY** is appointed as Successor Trustee.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead; and the TRUSTEE is appointed as the attorney-in-fact for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.

B. A certified death certificate of the prior TRUSTEE.

C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.

D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage her own affairs or is physically or mentally incapable of discharging the duties of TRUSTEE.

E. The written removal of a successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by the TRUSTOR sworn to and acknowledged before a notary public; this right being reserved to TRUSTOR, **LORENE COTTON**.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the current year and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay.

EXECUTED May 29, 2012.

Signed, sealed, and delivered in the presence of:

Tammy L. Quinlin  
Print Name Tammy L. Quinlin

Lorene Cotton  
LORENE COTTON

Bentley Fisher  
Print Name Bentley Fisher

Linda J. Lovejoy  
LINDA J. LOVEJOY

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me this May 29, 2012 by **LORENE COTTON and LINDA J. LOVEJOY**, who are personally known to me or who have produced \_\_\_\_\_ as identification and who did not take an oath.

Bentley Fisher  
BENTLEY FISHER, Notary Public

Notary Seal and commission expiration stamp:

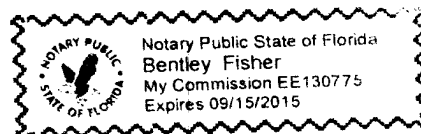


EXHIBIT "A"

Commence at the Northwest Corner of Section 30, Township 1 South, Range 14 West; thence  $S00^{\circ}36'42''W$ , 2646.82 feet to the Point of Beginning; thence  $N00^{\circ}36'42''E$ , 540.66 feet; thence  $S89^{\circ}58'06''E$ , 399.13 feet; thence  $S00^{\circ}36'42''W$ , 84.91 feet; thence  $N89^{\circ}48'22''E$ , 78.03 feet; thence  $S00^{\circ}49'48''W$ , 454.21 feet; thence  $S89^{\circ}48'22''W$ , 475.45 feet to the Point of Beginning. Lots 5 and 6, Block B.

LESS AND EXCEPT

Commence at the Northwest Corner of Section 30, Township 1 South, Range 14 West Bay County, Florida; thence  $S00^{\circ}36'42''W$ , for 2646.82 feet to the Point of Beginning; thence  $N41^{\circ}34'13''E$  for 608.85 feet to the South Right of Way line of Massimanni Drive; thence  $N89^{\circ}48'22''E$  along said Right of Way line 78.03 feet; thence  $S00^{\circ}49'48''E$  for 454.21 feet; thence  $S89^{\circ}48'22''W$  for 475.45 feet to the Point of Beginning.