

O.R. BOOK 1370 PG. 0653

Prepared by:  
A. Clay Milton  
A. Clay Milton, PL  
Post Office Box 1591, 4325 A Lafayette Street  
Marianna, Florida 32446  
This Warranty Deed was prepared Without  
the benefit of a Title Search, Title Insurance  
or a Survey.

Inst:201232013767 Date:12/26/2012 Time:1:57 PM  
Doc Stamp-Deed:0.70  
DC,Dale Rabon Guthrie,Jackson County Page 1 of 4 B:1370 P:653

### General Warranty Deed

Made this December 19<sup>th</sup>, 2012 A.D. By Dorothy A. Baxter, individually and as Trustee of the Dorothy A. Baxter Revocable Trust U/T/A dated November 11, 1998, whose mailing address is P.O. Box 938, Marianna, FL 32447, hereinafter called the grantor, to Katherine Ann Sloan as Family Trustee of the Donna Ilene Campbell Irrevocable Trust U/T/A dated December 14, 2012, whose post office address is: P.O. Box 938, Marianna, FL 32447, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in the respective Counties of the State of Florida, viz:

**See Attached Exhibit "A".**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

The preparer of this deed is making no warranty of title, and no opinion is given as to warranty of title, insurability or marketability by preparing this deed, nor the tax consequences of said transfer.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

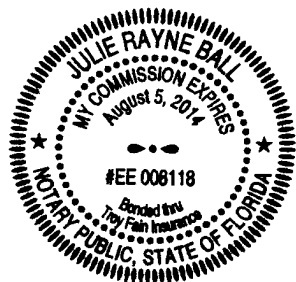
*Julie Rayne Ball*  
Witness Printed Name Julie Rayne Ball

*Dorothy A. Baxter* (Seal)  
Dorothy A. Baxter, individually and as Trustee  
of the Dorothy A. Baxter Revocable Trust  
U/T/A dated November 11, 1998  
Address: P.O. Box 938, Marianna, FL 32447

*A. Clay Milton*  
Witness Printed Name A. Clay Milton

State of Florida  
County of Jackson

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of December, 2012, by Dorothy A. Baxter, individually and as Trustee of the Dorothy A. Baxter Revocable Trust U/T/A dated November 11, 1998, who is/are personally known to me or who has produced Driver's license as identification.



*Julie Rayne Ball*  
Notary Public  
Print Name: Julie Rayne Ball  
My Commission Expires: August 5, 2014

EXHIBIT "A"Parcel #1 - NHC Property

A new parcel of land located in the Southwest quarter of the Southeast quarter of Section 32, Township 5 North, Range 10 West, Jackson County, Florida and being a portion of the Baxter Realty, Inc. property as described in Official Record Book 88 page 779 of the Public Records of said Jackson County and being more particularly described as follows:

Commence at an existing concrete monument marking the Northwest corner of the Northwest quarter of the Northeast quarter of Section 5, Township 4 North, Range 10 West, Jackson County, Florida and run South 89 degrees 03 minutes 09 seconds East 417.60 feet to an iron rod marking the Southwest corner of the Baxter Realty, Inc. property as described in Official Record Book 88 page 779 of the Public Records of said Jackson County and being on the Northerly right of way line of the CSX Transportation Railroad, thence run North 04 degrees 30 minutes 36 seconds East, along the Westerly boundary line of said Baxter Realty, Inc. property, 460.63 feet to an iron rod for the POINT OF BEGINNING, thence departing said Westerly boundary line and from said Point of Beginning run South 83 degrees 10 minutes 07 seconds East 165.65 feet to an iron rod on the East boundary line of said Baxter Realty, Inc. property, thence run North 06 degrees 06 minutes 01 seconds East 177.55 feet to an iron rod marking the Northeast corner of said Baxter Realty, Inc. property and being on the Southerly right of way line of US Highway 90 (State Road 10), thence run North 53 degrees 38 minutes 49 seconds West, along said Southerly right of way line, 124.72 feet to a point, said point being on a curve concave to the Southwest, thence run in a Northwesterly direction along said Southerly right of way line and curve having a radius of 1400.02 feet, through a central angle of 02 degrees 28 minutes 15 seconds for an arc length of 60.37 feet, chord of said arc being North 54 degrees 58 minutes 46 seconds West 60.37 feet to an iron pipe on the Easterly right of way line of Auction Road and marking the Northwest corner of said Baxter Realty, Inc. property, thence departing said Southerly right of way line run Southerly along the Westerly boundary line of the Baxter Realty, Inc. property as follows; South 58 degrees 33 minutes 01 seconds West, along the Easterly right of way line of said Auction Road, 15.42 feet to a nail and disc, thence run South 04 degrees 30 minutes 36 seconds West, along said Easterly right of way line, 258.16 feet to the Point of Beginning.

SUBJECT TO an Ingress-Egress and Utility Easement described as follows:

Commence at an existing concrete monument marking the Northwest corner of the Northwest quarter of the Northeast quarter of Section 5, Township 4 North, Range 10 West, Jackson County, Florida and run South 89 degrees 03 minutes 09 seconds East 417.60 feet to an iron rod marking the Southwest corner of the Baxter Realty, Inc. property as described in Official Record Book 88 page 779 of the Public Records of said Jackson County and being on the Northerly right of way line of the CSX Transportation Railroad, thence run North 04 degrees 30 minutes 36 seconds East, along the Westerly boundary line of said Baxter Realty, Inc. property, 460.63 feet to an iron rod for the POINT OF BEGINNING, thence departing said Westerly boundary line and from said Point of Beginning run South 83 degrees 10 minutes 07 seconds East 40.0 feet to an iron rod, thence run North 15 degrees 11 minutes 26 seconds West 118.56 feet to an iron rod on said Westerly boundary line and on the Easterly right of way line of Auction Road, thence run South 04 degrees 30 minutes 36 seconds West, along said Easterly right of way line, 110.0 feet to the Point of Beginning.

**Parcel #2 – Pizza Hut Property**

A certain lot of land in the City of Marianna, beginning at the NW corner of the lot owned by Mrs. Clara W. Holden, wife of Dr. J. T. Holden (said NW corner being now the NW corner of the Mary E. Dickson lot), thence running Westerly along the South side of the public road from Marianna to Campbellton, Florida, known as Main Street (now known as West Lafayette Street), 155 feet to the NE corner of the lot owned by Maggie E. Dickson, wife of J. B. Dickson (said NE corner being now the NE corner of the Etta B. Carroll lot); thence Southerly along the Eastern boundary of the said Dickson lot (now the Etta B. Carroll lot) to the Pensacola and Atlantic Division of the Louisville & Nashville Railroad Company right-of-way, thence along said Railroad Company right-of-way Easterly to the Western boundary of the aforesaid Holden lot (now the Mary E. Dickson lot); thence Northerly along the Western boundary of the said Holden lot (now the Mary E. Dickson lot) to the place of beginning. Said lot being the same lot described in deed from Nannie D. Thomas, widow, to Sarah S. Milton, dated November 3, 1900, and recorded November 9, 1900 in Book LL, page 380, public records of Jackson County, Florida.

AND

Beginning at the Northwest corner of the C. W. Holden Lot In the Town of Marianna, thence running East on the South side of Main Street or Campbellton Road a distance of 84 feet; thence South 17 degrees West, parallel with the West line of said Holden Lot to the North right of way line of the L & N Railroad; thence West along the North right of way line of said Railroad to the Intersection of said line with the West line of said Holden Lot; thence North along said West line of the said Holden Lot to the Point of Beginning. The said East and West line being parallel.

LESS AND EXCEPT THOSE PARCELS DESCRIBED IN JACKSON COUNTY OFFICIAL RECORDS BOOK 1232, PAGE 332 AND BOOK 690, PAGE 177.

SUBJECT TO EASEMENTS DESCRIBED IN JACKSON COUNTY OFFICIAL RECORDS BOOK 1232, PAGE 332 AND SUBJECT TO MEMORANDUM OF LEASE SET FORTH IN JACKSON COUNTY OFFICIAL RECORDS BOOK 1255, PAGE 818.

**Parcel #3 – Church Pit**

NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  less NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  and less E  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  to Marie McDonald in Section 9, Township 4 North, Range 9 West, Jackson County, Florida

**Parcel #4 – Corrections Road**

SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 2, Township 4 North, Range 11 West, Jackson County, Florida, subject to mineral deed conveying  $\frac{2}{3}$  interest heretofore executed to Leon V. Manary, dated March 7, 1945, and recorded in Deed Book 377, at page 152, Public Records of Jackson County, Florida.

**Parcel #5 – Bay County**

Commence at the Southwest Corner of Lot 13, Block 29, St. Andrews Bay Farm and Fruit Company's Plat of Highland City, in Sections 26 and 27, Township 3 South, Range 14 West, thence North 660 feet to the Northwest corner of said Lot 13; thence East 330 feet to the Northeast Corner of Lot 13; thence South

360 feet; thence West 130 feet; thence South 300 feet; thence West 200 feet to the Point of Beginning, Bay County, Florida.

Parcel #6 – Gadsden County

Commence at the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 4, Township 3 North, Range 5 West and run West 510.0 feet to the Point of Beginning. From said Point of Beginning run North 648.8 feet to the South right-of-way line of Highway #90 (State Road #10) according to a survey by James Shelfer, thence run Westerly along the South right of way line of Highway 90 (State Road # 10) approximately 853.44 feet to a concrete marker, thence South 833.50 feet, thence run West 832.18 feet to the Point of Beginning. Containing 14.98 acres, more or less, Gadsden County, Florida.

Parcel #7 – Holmes County

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12, BLOCK 140, ACCORDING TO THE MAP OF THE TOWN OF BONIFAY ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF HOLMES COUNTY, FLORIDA. TOGETHER WITH 20 FOOT ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 140 AS SHOWN BY THE DOUGLAS, EVANS AND WILLIAMS MAP ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF HOLMES COUNTY, FLORIDA.

Inst:201230005075 Date:12/26/2012 Time:3:05 PM  
DC,Cody Taylor,Holmes County B:498 P:341