

Prepared by and return to:
J. Mark Fisher, Esq., 181 Eglin Pkwy, NE
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.: 34882-147-000
(H)

WARRANTY DEED

This Warranty Deed, executed February 18, 2016, between **ROGER A. BECKER and KATHLEEN DAILEY (a/k/a KATHLEEN BECKER DAILEY)**, husband and wife, of the County of Bay, State of Florida, (GRANTOR), whose post office address is 120 Grand Heron Drive, Panama City Beach, FL 32407, and **ROGER A. BECKER and KATHLEEN DAILEY, TRUSTEES**, or their successors in Trust under **THE BECKER DAILEY LIVING TRUST DATED FEBRUARY 18, 2016**, and any amendments thereto, (GRANTEE), of the State of Florida, County of Bay, whose post office address is 120 Grand Heron Drive, Panama City Beach, FL 32407.

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 and transfers all hereditaments to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in Bay County, Florida, to wit:

Lot 11 Block E of The Glades, pursuant to that Plat recorded in Plat Book 15, Page 53, of the Public Records of Bay County, Florida.

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.

The Trust beneficiaries are **ROGER A. BECKER and KATHLEEN DAILEY** and they retain the right to reside upon, use and possess the above identified property for the remainder of their lives.

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into GRANTOR'S Living Revocable Trust. **ROGER A. BECKER and KATHLEEN DAILEY** intend to hold this property as tenants by the entireties (TBE). An examination was not made of the title before transfer.

Either **ROGER A. BECKER or KATHLEEN DAILEY**, as CO-TRUSTEES, acting alone and without the signature of the other CO-TRUSTEE, 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.

If either **ROGER A. BECKER or KATHLEEN DAILEY** cannot continue to serve as CO-TRUSTEE, then the other shall serve as the sole TRUSTEE. If neither **ROGER A. BECKER** nor **KATHLEEN DAILEY** can continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **ROGER A. BECKER, JR.** If **ROGER A. BECKER, JR.**, cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **JANELLE M. WHITE**. If **JANELLE M. WHITE**, cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **MIDWEST TRUST COMPANY OF MISSOURI**.

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 Agent 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 his or 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 either of the TRUSTORS sworn to and acknowledged before a notary public; this right being reserved to either TRUSTOR, **ROGER A. BECKER** or **KATHLEEN DAILEY**.

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 FEBRUARY 18, 2016.

Signed, sealed, and delivered in the presence of:

Marietta Komack
Print name Marietta Komack

Marye Arnold
Print name MARYE ARNOLD

Roger A. Becker
ROGER A. BECKER

Kathleen Dailey
KATHLEEN DAILEY

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this February 18, 2016, by **ROGER A. BECKER** and **KATHLEEN DAILEY**, who are personally known to me or who have produced _____ as identification and who did not take an oath.

Miranda Simpson Yancey
MIRANDA SIMPSON YANCEY, Notary Public

Notary Seal and commission expiration stamp:

