

Prepared by and after
Recording return to:

Bryan L. Putnal, Esq.
Smith Hulseley & Busey
One Independent Drive, Suite 3300
Jacksonville, Florida 32202

Colony Club Lots
2. Rev Trust to Cody Trust

Note to Clerk: This Property is unencumbered. The transfer of the Property from Grantor Trust to Grantee Trust is a gift under the terms of the Grantor Trust and is not subject to documentary tax pursuant to 12B-4.014(2) Florida Administrative Code. The parties are paying minimal documentary stamp tax upon this deed based upon the recited nominal consideration of \$10.00.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated and effective as of the 9th day of November, 2020, by and between **LELA GRIFFIN HILTON** and **NICK HUMBLE**, as Trustees of the Loyd Charles Hilton, Jr. Revocable Trust dated August 13, 2001, as amended and restated ("Grantor"), whose mailing address is 4116 North Highway 231, Panama City, Florida 32404 and **CODY KHAN**, as Trustee of the Cody Khan Trust created under Article V of the Charles Hilton 2015 Decanted Trust dated March 3, 2015 ("Grantee"), whose address is Post Office Box 18049, Panama City Beach, Florida 32417.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt and legal sufficiency of which is hereby acknowledged, has granted, bargained, sold, conveyed, confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all of Grantor's undivided one-half (1/2) interest that certain real property situate and lying in Bay County, Florida, more particularly described on Exhibit "A" attached hereto (the "Property"):

TO HAVE AND TO HOLD the Property with all and singular the rights, members, and appurtenants thereof, to the same being, belonging or in any wise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple forever subject to covenants, restrictions and easements of record as of the date hereof and ad valorem property taxes for 2018 and subsequent years.

AND Grantor hereby covenants to Grantee that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

[Signature]
Print Name: David C. Tipton

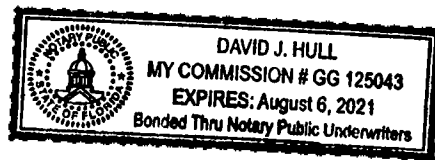
[Signature]
LELA GRIFFIN HILTON as Trustee of the
Loyd Charles Hilton, Jr. Revocable Trust dated
August 13, 2001, as amended and restated

[Signature]
Print Name: David J. Hull

STATE OF Walton
COUNTY OF Flavick


The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3rd day of November, 2020, by **LELA GRIFFIN HILTON**, as Trustee of the Loyd Charles Hilton, Jr. Revocable Trust dated August 13, 2001, as amended and restated, who is (check one) personally known to me or has produced a valid driver's license as identification.

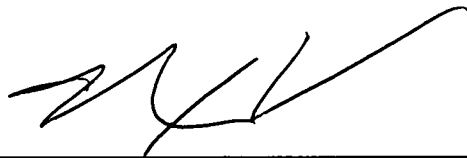
[Signature]
Print Name: _____
Notary Public, State and County Aforesaid
Commission No. _____
My Commission Expires: _____

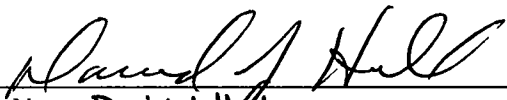


Signed, sealed and delivered
in the presence of:

GRANTOR:

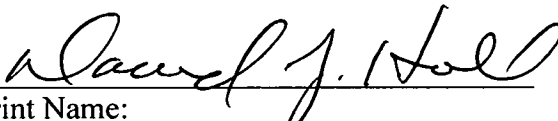

Print Name: David C. Tipton


NICK HUMBLE, as Trustee of the Loyd Charles
Hilton, Jr. Revocable Trust dated August 13,
2001, as amended and restated


Print Name: David J. Hull

STATE OF Florida
COUNTY OF Walton

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this 3rd day of November, 2020, by **NICK HUMBLE**, as Trustee of
the Loyd Charles Hilton, Jr. Revocable Trust dated August 13, 2001, as amended and restated, who
is (check one) personally known to me or has produced a valid driver's license as
identification.


Print Name: _____
Notary Public, State and County Aforesaid
Commission No. _____
My Commission Expires: _____

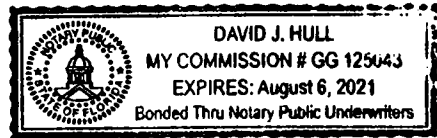


EXHIBIT "A"

Parcel Number: 32736-005-0000

Lot 4, according to the plat of Colony Club Harbour Phase One, as recorded in Plat Book 14, Page 55, in the Office of the Clerk of Circuit Court of Bay County, Florida.

Parcel Numbers: 32736-006-000 and 32736-007-000

Lot 5 and 6, according to the plat of Colony Club Harbour Phase One, as recorded in Plat Book 14, Page 55, in the Office of the Clerk of Circuit Court of Bay County, Florida.

Subject to Declaration of shown recorded in Official Records Book 9999, Page 1159

Note: This deed has been prepared, with Grantor's consent, based on information concerning title provided by the Grantor to David J. Hull of Smith Hulsey & Busey. No title search, title insurance or other verification has been sought by Grantor or performed by Smith Hulsey & Busey.