

Prepared By and Return To:
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2309 Frankford Ave., Suite A
Panama City, FL 32405

GENERAL WARRANTY DEED

THIS INDENTURE made and executed this 13 day of Dec, 2021, by **JOSEPH EDWARD MERCER, as Trustee of the JDF 2013 IRREVOCABLE TRUST dated October 22, 2013**, whose address is 226 Sabine Drive, Pensacola Beach, Florida 32561 ("Grantor") in favor of **JOSEPH EDWARD MERCER, as Trustee of the JDF 2020 IRREVOCABLE TRUST dated December 21, 2020**, whose address is 226 Sabine Drive, Pensacola Beach, Florida 32561 ("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 said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, transfer, sell, aliens, remises, releases, convey and confirm to the said Grantee, and Grantee's legal representatives, successors, and assigns forever, all of Grantor's interest in the following described land, situate, lying and being in the County of Bay, State of Florida, to-wit:

Lot 7, Block 7, according to the Plat of South Lynn Haven on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

PARCEL IDENTIFICATION NO. 11106-000-000

This transfer is being made for estate planning purposes. There is no new consideration for this deed. There is no change in the beneficial ownership of the Property.

Subject to covenants, restrictions, and easements of record.

GRANTOR SWEARS AND AFFIRMS THAT GRANTOR DOES RESIDE ON THE PROPERTY AND SAME DOES CONSTITUTE GRANTOR'S HOMESTEAD OR RESIDENCE.

At the request of the parties, this deed has been prepared without an examination of title.

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

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behoof of the Grantee, his successors and assigns, forever.

Full power and authority is granted by this Deed to Trustee or his successors to deal in or with the Property or any interest therein or any part thereof, protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real estate or any part of it.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee, be obligated to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or Declaration of Trust or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the trustee may be accountable; and every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement or Declaration of Trust was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or Declaration of Trust and is binding upon all beneficiaries under those instruments, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties, and obligations of the predecessor in trust.

Any contract, obligation, or indebtedness incurred or entered into by the Trustee in connection with the real estate may be entered into by him in the name of the then beneficiaries under the Trust Agreement and Declaration of Trust, as their attorney in fact, by this Deed irrevocably appointed for the purpose, or, at the election of the Trust, in his own name as Trustee of an express trust and not individually, and Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of the Trustee shall be applicable for his payment and discharge, and all persons or corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed

AND the Grantor 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, 2020.

