

This instrument prepared by:  
Cecilia Redding Boyd  
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P.O. Box 69  
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-----RESERVED FOR USE BY CLERK OF COURT-----

Parcel ID:	05433-001-000	05143-010-000	07520-000-000
	05433-002-000	05144-010-000	07580-000-000
	05433-003-000	05144-020-000	05144-000-000
	05433-004-000	07580-030-000	07583-000-000
	05433-005-000	05145-000-000	03016-012-000
	05451-000-000		

### **SPECIAL WARRANTY DEED**

THIS WARRANTY DEED is made this 24<sup>th</sup> day of April, 2023, between Cecilia Redding Boyd ("Grantor") and Marjorie Redding Hamm, Patricia Redding Williams and Cecilia Redding Boyd, as Co-Trustees of the Cecilia Redding Boyd Trust ("Grantees").

WITNESSETH, that Grantor, for and in consideration of the sum of ONE HUNDRED THIRTY THOUSAND NO/100 DOLLARS (\$130,000.00), and other good and valuable consideration, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell to the Grantees, and Grantees' successors and assigns forever, her beneficial interest in the following described real property, situate, lying, and being in the County of Bay, State of Florida, to-wit:

**See Exhibit A**

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.

SUBJECT TO any other easements, restrictions, rights of way and reservations of record, and taxes for the current year.

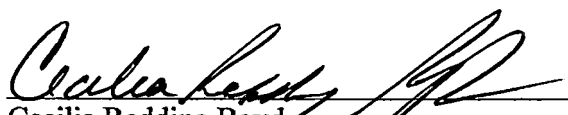
Grantor does hereby fully specially warrant the title to the Property and will defend the same

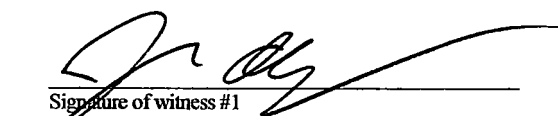
against the lawful claims of any persons claiming by, through or under Grantor but none other.

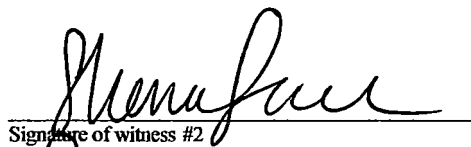
This conveyance is intended to convey all Grantor's rights and interest in the property. Charles Mathis, as Trustee of the Mathis Family Land Trust, holds legal title to this property. If for any reason the title to Charles Mathis as Trustee is deemed invalid, then this conveyance shall include legal title as well as the beneficial interest above stated.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

Signed, sealed & delivered  
in the presence of:

  
Cecilia Redding Boyd

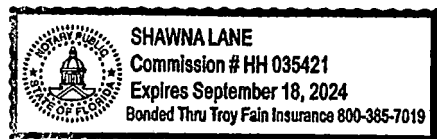
  
Signature of witness #1  
James A. Boyd Jr.  
Printed name of witness #1

  
Signature of witness #2  
Shawna Lane  
Printed name of witness #2

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of April, 2023, by Cecilia Redding Boyd who: (notary **must** check applicable box)

- ☒ is personally known to me.  
☐ produced a current driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.



(SEAL)

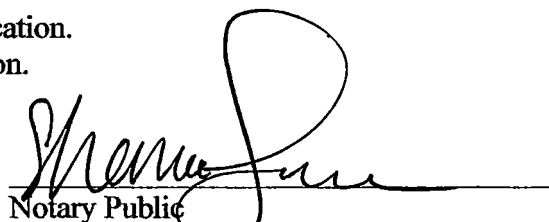
  
Notary Public  
Commission #  
My Commission Expires: 9/18/24

Exhibit A

All that part of Section 20, Township 2 South, Range 13 West, lying north and east of Bayou George and south of Bayhead Road and all the west ½ of Section 21, Township 2 South, Range 13 West, lying south of Bayhead Road, less and except that property conveyed by deeds recorded in Deed Book 143 at Page 61, Official Records Book 3873 at Page 2344, Official Records 4286 at 1179 and Official Records 4286 at 1246.

AND

(LEGAL DESCRIPTION)

DESCRIPTION OF PARCEL I: THAT PORTION OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA, WEST OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1789, PAGE 274.

DESCRIPTION OF PARCEL II: THAT PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA, SOUTH OF COUNTY ROAD NO. 388.

DESCRIPTION OF PARCEL III: ALL OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA.

DESCRIPTION OF PARCEL IV: THE SOUTH HALF OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER; THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA.

DESCRIPTION OF PARCEL V: THE EAST HALF, AND THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, LESS THAT PORTION LYING SOUTH OF CEDAR CREEK TOWNSHIP 1 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA.

DESCRIPTION OF PARCEL VI: THAT PORTION OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, NORTHEAST OF CEDAR CREEK.

~~DESCRIPTION OF PARCEL VII: WEST HALF OF WEST HALF OF SECTION 36, TOWNSHIP 36, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA~~

DESCRIPTION OF PARCEL VIII: LOT 126, ACCORDING TO ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA. Less and except BK 4202 Pg 0590, Book 4454

MATHIS\PTNRSHIP\TRUSTDESCRIPTION

and Book 4346 Pg 1676

Pg 1675