

10.00
8.50
8.50
2.00
1.70
29.70

Prepared by and return to:
Fisher & Fisher, Attorneys at Law
181 Eglin Pkwy, NE, Ft. Walton Beach, FL 32548
(850) 244-8989 or Toll Free 1-800-977-9733

Property Appraiser's Parcel
Identification No.: 25553-010-000
4542 Horne Ave

TRUSTEE'S DEED

THIS INDENTURE, made this April 26, 2023, between **MARCIA G. MIDDLETON**, a married person, and **MARCIA G. MIDDLETON**, Trustee under **THE MCQUINN LIVING TRUST DATED AUGUST 11, 1997**, created by **WILLIAM M. MCQUINN** and **MILDRED W. MCQUINN**, (DECEASED) whose address is 1803 Millwood Drive, Lynn Haven, FL 32444, (GRANTOR) and **MARCIA G. MIDDLETON**, a married person, (GRANTEE), whose address is 1803 Millwood Drive, Lynn Haven, FL 32444.

WITNESSED:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, grants, bargains, aliens, remises, releases, conveys and confirms to the GRANTEE, and GRANTEE'S heirs, personal representatives, successors and assigns forever that certain real property situated in **Bay** County, Florida, more particularly described as follows:

See Attached Exhibit "A"

SUBJECT TO:

1. Reservations, dedications, easements and restrictions of record.
2. Taxes for the current year and all subsequent years.
3. All valid zoning ordinances of governmental bodies.
4. All mortgages of record which Grantee assumes and agrees to pay.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances belonging or in anyway appertaining to said real property.

TO HAVE AND TO HOLD the same unto said GRANTEE, the GRANTEE'S heirs, personal representatives, successors and assigns, in fee simple forever.

AND THE GRANTOR does covenant to and with the GRANTEE, the GRANTEE'S heirs, personal representatives, successors and assigns, that **MARCIA G. MIDDLETON**, presently serves as Successor Trustee under **THE MCQUINN LIVING TRUST DATED AUGUST 11, 1997**, created by **WILLIAM M. MCQUINN** and **MILDRED W. MCQUINN**, that the said Trust is in full force and effect, that **MARCIA G. MIDDLETON**, as Successor Trustee, is directed by said Trust to enter into this deed and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

AND THE GRANTOR further covenants with GRANTEE that GRANTOR had good right and lawful authority to convey the property and GRANTOR warrants the title to the property for any acts of GRANTOR will defend the title against all lawful claims for all persons claiming by, through or under the GRANTOR. Where used herein the terms GRANTOR and GRANTEE shall be constructed as singular or plural as the context requires.

THE UNDERSIGNED does hereby swear, affirm and warrant that **WILLIAM M. MCQUINN**, died on January 2, 2004, and that at the time of their death they were a married person and had no minor children.

THE UNDERSIGNED does hereby swear, affirm and warrant that **MILDRED W. MCQUINN**, died on November 9, 2021, and that at the time of their death they were an unremarried widow and had no minor children.

IN WITNESS WHEREOF, the GRANTOR has set their hand and seal on the date and year first above written.

EXECUTED April 26, 2023

Signed, sealed, and delivered in the presence of:

[Signature]
Print Name Hill Paschal

Marcia G. Middleton
MARCIA G. MIDDLETON, individually

[Signature]
Print Name Stanley Sailors

Marcia G. Middleton
MARCIA G. MIDDLETON, Trustee of
THE MCQUINN LIVING TRUST
DATED AUGUST 11, 1997

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me on April 26, 2023, by **MARCIA G. MIDDLETON**, individually, and **MARCIA G. MIDDLETON**, Trustee of **THE MCQUINN LIVING TRUST DATED AUGUST 11, 1997**, who was physically present and: (notary must check applicable line)

is personally known to me.
 produced a current _____ driver's license as identification.
 produced _____ as identification.

(Affix Seal)

[Signature]
Notary Public
My Commission Expires:

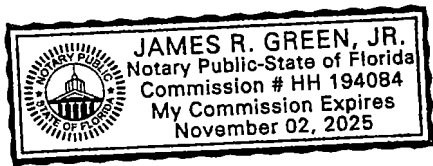


EXHIBIT "A"

Parcel #25553-010-000

Lot Six (6), Block Three (3), Hinson-Blackman Plat of original Block Eight (8) of the D. H. Horne survey of Parker, Florida, said plat recorded in Plat Book 5, Page 3, Public Records of Bay County, Florida.

NOTE: THE PREPARER OF THIS DEED REPRESENTS THAT: THIS DEED HAS BEEN PREPARED AT THE EXPRESS DIRECTION AND REQUEST OF THE ABOVE GRANTOR(S) AND/OR GRANTEE(S) SOLELY FROM LEGAL DESCRIPTION(S) PROVIDED TO THE PREPARER BY THE SAID GRANTOR(S) AND/OR GRANTEE(S); THAT NO TITLE SEARCH, SURVEY, OR INSPECTION OF THE ABOVE PROPERTY HAS BEEN PERFORMED BY THE PREPARER, NOR HAS THE PREPARER BEEN PROVIDED SUCH DOCUMENTS, THAT THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER; THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WHATSOEVER AS TO THE STATUS OF THE TITLE OR THE OWNERSHIP OF THE REAL PROPERTY DESCRIBED ABOVE; THAT THIS CONVEYANCE IS SUBJECT TO, AND MAY BE AFFECTED BY, ANY AND ALL RESERVATIONS, LIENS, RESTRICTIONS, AND OTHER ENCUMBRANCES OF RECORD, AND BY ANY UNPAID AD VALOREM REAL PROPERTY TAXES, PAST OR PRESENT; AND THAT THESE MATTERS HAVE BEEN EXPLAINED TO, AND UNDERSTOOD BY, THE ABOVE SAID GRANTOR(S) AND/OR GRANTEE(S).