

Parcel ID 38550-370-000

This instrument is intended to correct a scrivener's error in the Trustee's Quit Claim Deed recorded in Book 4623, Page 1541 of the Official Records of Bay County, Florida which improperly stated that the deed reflected the resignation of the Grantor as Trustee and to add the powers of the Trustee.

RESERVED FOR USE BY CLERK OF COURT

CORRECTIVE QUIT CLAIM DEED

THIS CORRECTIVE QUIT CLAIM DEED is made this 22nd day of June, 2023, by and between, Nancy Hanna Byker a/k/a Nancy Lea Byker, as Successor Trustee of the Randall L. Hanna Revocable Living Trust Dated October 30, 2007 (the "Grantor"), and Nancy Hanna Byker a/k/a Nancy Lea Byker, as Successor Trustee of the Randall L. Hanna Revocable Living Trust Dated October 30, 2007, and her successors and assigns (the "Grantee"), whose address is: 6216 Greens Mill Ridge, Loganville, GA 30052.

WITNESSETH, that Grantor as trustee hereby transfers and conveys the trust property described below to the successor trustee pursuant to the terms of the trust and for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby remise, release and quitclaim unto Grantee all of the right, title, interest, claim and demand which Grantor has in and to the following described real property, situate, lying, and being in the County of Bay, State of Florida, to wit:

DESCRIPTION OF PARCEL 37: A parcel of land, being a portion of Lot 36 & 37, Villa Chateau, as recorded in Plat Book 13, Page 50 of the Public Records of Bay County, Florida, being more particularly described as follows: Commence at the N.E. Corner of Lot 35 of the aforesaid plat of Villa Chateau; thence S3⁰35'00"E, along the West R/W line of Chateau Road (as shown on the aforesaid plat) 43.42 feet to the P.O.B.; thence continue S3⁰35'00"E, along said West R/W line, 18.02 feet; thence S86⁰22'35"W, 77.0 feet to a point on the West lot line of said Lot 37; thence N3⁰35'00"W, along said West Lot line of 37 & 36, 18.02 feet; thence N86⁰22'35"E, 77.0 feet to the P.O.B.

AND the Grantor covenants to and with the Grantee that the Grantor is the duly appointed, qualified and acting successor Trustee, and this transfer and conveyance of the property described above is to reflect the death of the settlor and initial trustee, Randall L. Hanna on June 30, 2021 and the acceptance by the Grantee as successor Trustee.

THERE IS HEREBY GRANTED to the Grantee, in addition to those powers conferred by law, the following powers to be exercised without authority from any court and in the Grantee's sole and absolute discretion, to deal with any and all property conveyed herein:

A. To retain such property regardless of whether it is of the class or diversification authorized by law for the investment of trust funds, and to abandon such property or any interest in it as may be deemed advisable.

B. To sell any such property or any interest (including undivided interests) therein, at such times and upon such terms and conditions including credit, as may be deemed advisable at public or private sale, and to exchange, grant options on or easements in or on the property or otherwise dispose of such property as may be deemed advisable.

C. To enter into a lease for any purpose as lessor of the property for such period of time and to grant such options for renewal or purchase as may be deemed advisable.

D. To borrow money from any lender as may be necessary to pay taxes or for such other purposes as may be deemed advisable, and to give notes or bonds for the sums borrowed and to encumber, mortgage or pledge any property granted hereunder to secure repayment of such notes or bonds.

E. To abandon, compromise, arbitrate or otherwise deal with and settle claims in favor of or against the property as may be deemed advisable.

F. To exercise all of the powers and discretion granted herein, even after the termination of any trust under which this property is granted, until the final distribution of all property conveyed herein.

G. To do all such acts and exercise all such rights and privileges, although not specifically listed hereunder, which the Grantee deems necessary or advisable for the proper and advantageous management, investment and distribution of the property conveyed herein, and to make, execute and deliver any instruments or agreements binding the Grantee with respect to the property conveyed hereby.

IN WITNESS WHEREOF, Grantor has executed this Corrective Quit Claim Deed on the day and year first above written.

Signed, sealed & delivered in the presence of:

Randall L. Hanna Revocable Living Trust
Dated October 30, 2007

[Signature]
Witness Name: Desislava Ancheva

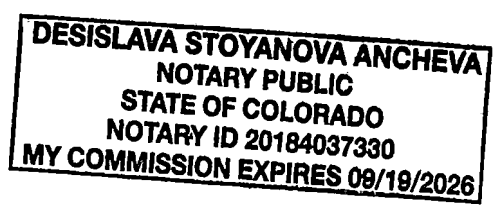
[Signature] [Signature]
Nancy Hanna Byker a/k/a Nancy Lea Byker,
as Successor Trustee

[Signature]
Witness Name: Carol Burns

STATE OF Colorado
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of June, 2023, by Nancy Hanna Byker a/k/a Nancy Lea Byker, as Successor Trustee of the Randall L. Hanna Revocable Living Trust Dated October 30, 2007 who is personally known to me or has produced Colorado Driver license as identification.

[Signature]
Notary Public
My Commission Expires: 9/19/2026



THIS INSTRUMENT PREPARED BY:
SCOTT B. BARLOGA, ESQ.
P.O. BOX 1609
490 GRACE AVENUE
PANAMA CITY, FLORIDA 32402
(850) 784-7194
A title search was neither requested nor conducted.