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THE PREPARER:

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TRUSTEE'S DISTRIBUTIVE DEED

THIS DEED is made this 26th day of June, 2023, by and between, **Veronica Nowell Davis and V. J. Nowell, III**, as Trustees of the **Frankie T. Nowell Trust, dated September 1, 2009**, (the "Grantor") whose mailing address is 2619 Bonita Ave., N. Panama City, FL 32405., and **Austin Nowell**, (the "Grantee"), whose address is: 6452 Stoney Point Road, Panama City, FL 32404.

WITNESSETH, that Grantors as Trustees hereby release and distributes the trust property described below pursuant to the terms of the trust. Grantors hereby acknowledge, do 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:

See attached Exhibit "A" by reference made a part hereof:

The land described herein was not the homestead of the settlor, and is not subject to a mortgage.

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

SUBJECT TO easements and restrictions of record, and taxes for the current year.

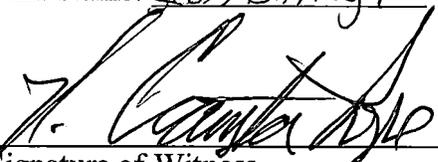
AND the Grantors covenant to and with the Grantee that the Grantors are the duly appointed, qualified and acting Trustees, and in all things preliminary to and in and about the transfer and conveyance of the property described above, the terms, conditions and provisions of the Trust Agreement and the laws of the State of Florida, have been followed and complied with in all respects, and that the Grantor has full power and authority to execute this deed for the uses and purposes herein expressed; and that said land is free of all encumbrances made by the Grantors.

IN WITNESS WHEREOF, Grantors have executed this Trustee Deed on the day and year first above written.

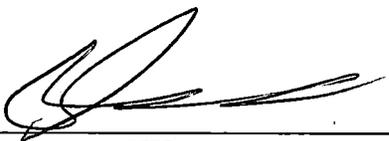
Signed, sealed & delivered
in the presence of:



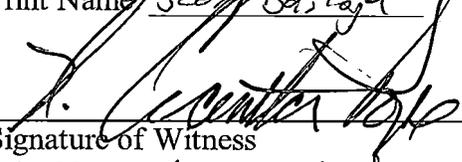
Signature of Witness
Print Name: Scott Baslager



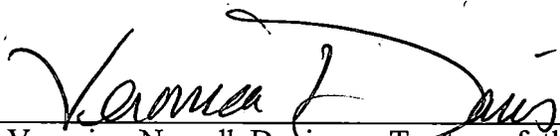
Signature of Witness
Print Name: H. Cranston Pope



Signature of Witness
Print Name: Scott Baslager



Signature of Witness
Print Name: H. Cranston Pope



Veronica Nowell Davis, as Trustee of the
Frankie T. Nowell Trust, dated September 1,
2009



V.J. Nowell, III, as Trustee of the Frankie T.
Nowell Trust, dated September 1, 2009

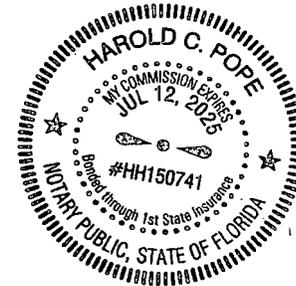
STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 21st day of JUNE, 2023 by Veronica Nowell Davis, as Trustee of the Frankie T. Nowell Trust, dated September 1, 2009.

Physical Presence _____
Online Notarization _____
Personally Known _____
Produced Identification _____
Type of Identification _____

[Signature]

Notary Public--State of Florida
Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____



STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 21st day of JUNE, 2023 by V.J. Nowell, III, as Trustee of the Frankie T. Nowell Trust, dated September 1, 2009.

Physical Presence _____
Online Notarization _____
Personally Known _____
Produced Identification _____
Type of Identification _____

[Signature]

Notary Public--State of Florida
Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

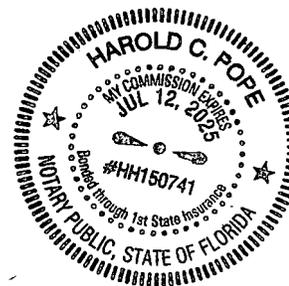


EXHIBIT "A"

Parcel ID: 05081-040-000

Property Address: Dogwood Ln, Youngstown, FL 32466

A ONE HALF (1/2) UNDIVIDED INTEREST IN THE FOLLOWING PARCEL in a portion of the property conveyed from Phillips Meats & Seafoods, Inc. to V. J. Nowell, III and Frankie T. Nowell by that certain warranty deed dated April 21, 2005, and recorded in ORB 2596, Page 1468, Bay County public records.

LOT 10, BLOCK "A"

COMMENCE AT A 4 INCH SQUARE CONCRETE MONUMENT, NUMBER 3642, MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 13 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 300.49 FEET; THENCE RUN NORTH 00 DEGREES 18 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 141.54 FEET; THENCE RUN NORTH 89 DEGREES 41 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 187.50 FEET; THENCE RUN SOUTH 89 DEGREES 41 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 187.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN AND BEING A PORTION OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA, AND BEING SUBJECT TO A 30 FOOT WIDE ACCESS EASEMENT FOR PURPOSES OF INGRESS AND EGRESS RUNNING THROUGH AND ACROSS THE SOUTHERLY AND WESTERLY 15.00 FEET THEREOF. ALSO BEING REFERRED TO AS LOT 10, BLOCK "A", ACCORDING TO THE UNRECORDED PLAT OR PHILLIP'S ADDITION TO ECONFINA CREEK.