

Instrument # 589209
OR BK 1324 Pages 642-2pg(s)
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Danny J. Shipp, Levy County Clerk, Florida
Deed Doc: \$490.00
DEPUTY CLERK CC

This Document Prepared by and Return to:
Security Title Services, Inc.
370 N. Hathaway Avenue
Bronson, Florida 32621
Tracy Williams

Our File Number: 2014-11834

Parcel ID Number: 0011100100

SECURITY TITLE SERVICES
302 N MAIN STREET

TRENTON, FL 32693

TRUSTEE'S DEED

THIS INDENTURE, made May 16, 2014, by and between **Judy S. Hudson, Trustee of the Judy S. Hudson Revocable Trust, u/a/d May 4, 2009**, herein after referred to as Grantor, whose mailing address is P.O. Box 866, Chiefland, FL 32644 and **Windy Hill Farm, LLC, a Florida Limited Liability Company** hereinafter referred to as Trustee, whose post office address is P.O. Box 582, Chiefland, FL 32644

(Wherever used the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH

Grantor, in consideration of the sum of Seventy Thousand Dollars (\$70,000.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, his successors and assigns, all Grantor's interest in and to the following described real property lying and being situated in Levy County, Florida to wit:

The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 12 South, Range 13 East, Levy County, Florida.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining:

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and Trustee is specifically granted and given the power and authority:
 - (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - (b) To sell said real estate, for cash or credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchange and options;
 - (c) To execute leases and subleases for terms as long as 20 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicated any interest in said real estate;
 - (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
 - (e) To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes, 1988;
 - (f) ~~The Trustee's liability hereunder, under the Trust Agreement or by operation of law to any persons~~ firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto;
2. The Trustee shall hold said real estate and make distributions of said real estate of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated May 4, 2009.

after the Grantee.

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3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferee and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto collateral hereto.
4. This conveyance is made in conformance with the provisions of Sections 689.071, Florida Statutes.
5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.
6. Each and every power hereinabove set forth may be exercised by any Trustee. Any instrument executed by any Trustee or any act taken by any Trustee shall be binding upon the trust and all of the Trustees as fully and completely as if all Trustees had executed the said instrument or taken said action.
7. The Successor Trustee is Grantee's
The Successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledged by him/her before a notary public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustees who from time to time are serving under it.

NOTE TO PROPERTY APPRAISER: The Grantee confirms that under the terms of the Trust referred to above, the Grantee has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

In Witness whereof, the Grantor has signed and sealed this deed the date above written.

Signed, sealed and delivered in the presence of:

Tracy Williams
Witness Signature:
Witness Printed Name: Tracy Williams

Judy S. Hudson
Judy S. Hudson, Trustee of the Judy S. Hudson Revocable Trust, u/a/d May 4, 2009

Holly Helgeson
Witness Signature:
Witness Name Printed: Holly Helgeson

State of Florida
County of Levy Gilchrist

The foregoing instrument was acknowledged before me 16 day of May, 2014 by Judy S. Hudson, Trustee of the Judy S. Hudson Revocable Trust, u/a/d May 4, 2009 who is/are personally known to me or who did produce FL Drivers License as identification.

Tracy Williams
NOTARY PUBLIC
Tracy Williams
Printed Name of Notary
My Commission Expires: 10/25/15

