

R

This instrument prepared by:
Denise Lowry Hutson, Esq.
Salter Feiber, PA
3940 NW 16th Blvd.
P.O. Box 357399
Gainesville, Florida 32635-7399
352-376-8201
File No.: 15-1254.3

**Tax Parcel No.: 07574-003-00, 07574-004-00, 07574-005-00,
07574-006-00, 07574-021-00, 07574-022-00,
07574-027-00, and 07574-028-00**

TRUSTEE DEED

THIS INDENTURE, made on September 7, 2016, by **KAREN ROZAR**, as **Trustee of the EGBS Land Trust dated January 17, 2016**, whose mailing address is 176 Mine Lake Court, Suite 100, Raleigh, North Carolina 27615 ("Grantor") to **RONALD W. STEVENS**, as **curator of the Eleanor Baynard Estate**, whose mailing address is P.O. Box 1444, Bronson, Florida 32621 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has released, remised and quitclaimed and by these presents does hereby release, remise and quitclaim unto the Grantee, his heirs and assigns forever, all right, title, interest, claim and demand which Grantor has in and to the land situate in Levy County, Florida, to wit:

Lots 4, 5, 6, 7, 22, 23, 28 and 29, Block "10", CIRCLE "K" RANCH SUBDIVISION, according to the plat thereof recorded in Plat Book 3, Page 11, Public Records of Levy County, Florida.

THIS INSTRUMENT WAS PREPARED by Denise Lowry Hutson of Salter Feiber, PA. Said attorney did not examine title to the lands described herein and absolutely no representation (whether expressed or implied) is made as to the status of title to said lands. No title insurance policy was requested or prepared in this transaction.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

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.

AND Karen Rozar for her part personally hereby expressly covenants to and with the Grantee that said person is the duly appointed, qualified and acting Trustee, and in all things preliminary to and in and about the sale 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 said person 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 said person.

IT SHALL BE expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the EGBS Land Trust dated January 17, 2016 (the "Trust"), while in form purporting to be the representations, warranties, covenants, undertakings and agreements of the Trust, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee, or for the purpose or with the intention of binding the Trustee personally, but are made and intended for the purpose of binding the Property specifically described herein; and that (except where otherwise expressly provided) no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against the Trustee individually on account of this instrument, all such personal liability, if any, being expressly waived and released, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

Full power and authority is hereby granted to said Trustee and her successors to protect and conserve said property, to sell, contract to sell, and grant options to purchase said property and any right, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend, and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title, or interest whatsoever, in, to, or about said property or any part thereof.

No party dealing with said Trustee in relation to said property in any manner whatsoever, and (without limiting the foregoing) no party to whom said property or any part thereof or any interest herein shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on said property, or (b) to see that the terms of this trust have been complied with, or (c) to inquire into the authority, necessity or expedience of any act of said Trustee, or authority, necessity or expedience of any act of said Trustee, or (d) be privileged to inquire into any of the terms of said Trust Agreement. Every deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of delivery thereof this trust was in full force and effect, (b) that such instrument was executed in accordance with the trust's terms and conditions hereof and of said Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, power, duties and obligations of its, his, her, or their predecessor in trust.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in our presence:

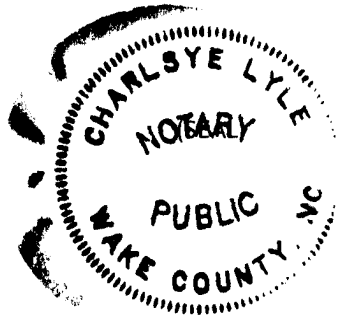
[Signature]
Witness
Print: Charlyse Lyle

[Signature]
Witness
Print: Laura Jenkins

GRANTOR:
[Signature]
Karen Rozar, Trustee of the EGBBS Land Trust dated January 17, 2016

STATE OF NORTH CAROLINA
COUNTY OF WAKE

The foregoing instrument was acknowledged before me this 7th day of September, 2016, by Karen Rozar, as Trustee of the EGBBS Land Trust dated January 17, 2016, who is personally known to me or who produced NC DL as identification.



[Signature]
Print Name: Charlyse Lyle
Notary Public State of North Carolina
My Commission Expires: 4/20/2019
Serial Number: