

Prepared By and Return To:

Michelle Fusillo
Landmark Title, LLC ✓R
7220 Financial Way
Jacksonville, FL 32256

Warranty Deed to Trustee

THIS WARRANTY DEED TO TRUSTEE is made this 10th day of April 2023, by Kimberlin Larock, an unmarried person, hereinafter called the Grantor, whose address is P.O. Box 1790, Chiefland, FL 32644 to Felicia Allen, Trustee of Allen Land Trust dated March 22, 2023, whose post office address is: 11191 Northwest 112th Place, Chiefland, FL 32626, hereinafter called the Grantee, with full power and authority to protect, conserve, sell, convey, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described pursuant to Florida Statute 689.071.

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten Dollars (\$ 10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, more particularly described as follows:

Lot 72, HIDEAWAY UNIT 3, according to the Plat thereof recorded in Plat Book 6, Page 12, Public Records of Levy County, Florida.

Together with a 1985 CLAS Doublewide Manufactured Home with VIN#'s 4014D2567A & 4012D2567B, the title(s) to which has/have been retired in accordance with F.S. 319.261.

Parcel ID Number: 16779-000-00

Subject to that certain mortgage in the original principal sum of \$83,460.00 , executed by Kimberlin L. Larock, an unmarried woman in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Open Mortgage, LLC, recorded September 04, 2019 in Book 1505, Page 972, and now held by Nationstar Mortgage LLC by virtue of that certain assignment recorded in Book 1678, Page 205

Subject to taxes accruing subsequent to December 31, 2022, covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

TO HAVE AND TO HOLD the above-described real estate in fee simple forever with the appurtenances upon the trust and for the uses and purposes set forth in this Warranty Deed to Trustee and in that certain Allen Land Trust dated March 22, 2023 establishing Felicia Allen as Trustee.

Authority of Trustee

Full power and authority is granted to the Trustee to: (a) improve, manage, protect, and subdivide the premises or any part of the premises; (b) dedicate parks, streets, highways, or alleys and vacate any subdivision, and tore-subdivide the property as often as desired; (c) contract to sell; (d) grant options to purchase; (e) sell on any terms; (f) convey either with or without consideration; (g) convey the premises or any part to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers, and authorities vested in the Trustee; (h) donate, dedicate, mortgage, pledge, or otherwise encumber the property, or any part; (i) lease the property, or any part, from time to time, in possession or reversion, by leases to commence in the present or in the future, and on any terms and for any period or periods of time, and to renew or extend leases on any terms and for any period or periods of time, and to amend, change,

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or modify leases and the terms and provisions at any time; (j) contract to make leases and grant options to lease and renew leases, and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; (k) partition or exchange the property, or any part, for other real or personal property; (l) grant easements or charges of any kind; (m) release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part; and (n) deal with the property and every part in all other ways and for other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above-specified, at any time.

Reliance by Third Parties on Authority of Trustee

In no case shall any party dealing with the Trustee in relation to the property, or to whom the property or any part shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease, or other instrument: (a) that at the time of the delivery, the trust created by this conveyance and by the trust agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this conveyance and in the trust agreement or in any amendment and is binding on all beneficiaries; (c) that the Trustee was duly authorized and empowered to execute and deliver every deed, trust deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of his or her predecessor in trust.

Interest of Beneficiaries

The interest of each and every beneficiary, and of all persons claiming under them or any of them, shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and the interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds. Persons dealing with the Trustee are not obligated to look to the application of purchase monies.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes. The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the trust agreement referred to above.

The Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

[Signature]
Kimberlin Larock

Star Picknell
Witness 1 Printed Name

[Signature]
Witness 2 Signature

Johnnie Mae Hart
Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ ^{SMH} Levy

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of April, 2023, by Kimberlin Larock.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: FL DL