

Prepared by:

(without examination of title)

Mark F. Moss, Esq.

12276 San Jose Blvd., Suite 520

Jacksonville, Florida 32223

Return to:

Mark F. Moss, on behalf of

Law Offices of Mark F. Moss, PLLC, Trustee

12276 San Jose Blvd., Suite 520

Jacksonville, Florida 32223

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED Made this 31 day of January, 2025, by Dallas L. Keen, a married individual, whose address is 735 NW Noegel Road, Lake City, FL 32055, as Grantor, and the Law Offices of Mark F. Moss, PLLC, whose post office address is 12276 San Jose Blvd., Suite 520, Jacksonville, FL 32223, as Grantee and Trustee of Trust No. Seven Hundred Twenty Two SW Satellite Lane, dated the 31 day of January, 2025, with full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes sections 689.071 and 689.073.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee the following real property:

11-4S-15 10 Acres

BEG AT NE COR OF SW1/4 OF SW1/4, RUN S 663.06 FT, W 670.36 FT, N 662.99 FT, E 660.75 FT TO POB.ORB 1123-027, QC 1192-1465 & SWD 1206-2492

GEO Number: 114S15-00339-003.

Property Appraiser's Parcel Identification Number: R00339-003

Street Address: 722 SW Satellite Lane, Lake City, FL 32024

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 THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whosever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, of the current year.

THE INTEREST of the beneficiaries under said Trust is personal property. Persons dealing with Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in the rights, proceeds and avails of Trust Property, not in the title, legal or equitable, of said

real estate. The liability of the Trustee under this deed and the trust Agreement is limited to the assets of the trust and the Trustee hereunder has no personal liability whatsoever.

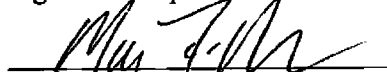
IN THE EVENT of death of the Trustee the person(s) nominated as successor trustee(s) in order of their listing in the Land Trust Agreement shall serve as Trustee. The filing of a death certificate of the original Trustee, along with an Affidavit of Acceptance by the First Successor Trustee shall be effective to vest title to him or her. Filing of a death certificate of a Successor Trustee or an Affidavit of Non-Acceptance by a Successor Trustee, along with an Affidavit of Acceptance by an Alternate Successor Trustee shall be effective to vest title in such Alternate Successor Trustee.

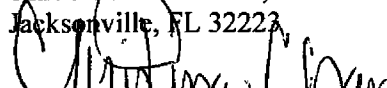
NOTE TO CLERK, DEPARTMENT OF REVENUE AUDITORS, PROPERTY TAX APPRAISER, AND TAX COLLECTOR: This deed is exempt for deed documentary tax pursuant to Letter of Technical Advice No.00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.155, FS 193.1554, and AGO 2001-31 (April 26, 2001).

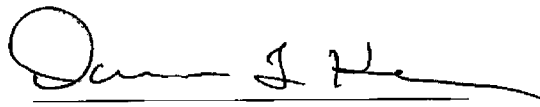
The title of this property has not been examined by the preparer of this deed.

In Witness Whereof, the Grantor has set the Grantors' hand and seal as of the 31 day of January, 2025.

Signed in the presence of:


Mark F. Moss
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223

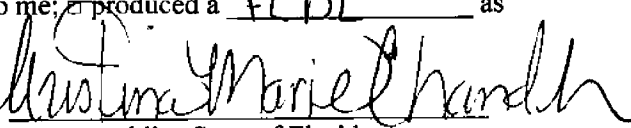

Christina Chandler
12276 San Jose Blvd., Suite 520
Jacksonville, FL 32223


Dallas L. Keen
735 NW Noegel Road
Lake City, FL 32055

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31 day of January, 2024, by Dallas L. Keen, who: ☐ is personally known to me; ☐ produced a FL DL as identification.

Physical Presence ✓
Online Notarization _____


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

