

LAND TRUST AGREEMENT

THIS TRUST AGREEMENT known as Trust No. Seven Hundred Twenty Two SW Satellite Lane entered into at Duval County, Florida, on this 31 day of January, 2025, by and between Dallas L. Keen and Raymond L. Keen, wife and husband, whose post office address is 735 NW Noegel Road, Lake City, FL ("Settlor"), and Law Offices of Mark F. Moss, PLLC, 12276 San Jose Blvd., Suite 520, Jacksonville, FL 32223, as Trustee ("Trustee"), and the following beneficiaries in the percentages set opposite their names:

Dallas L. Keen and Raymond L. Keen wife and husband, 100% of the entire beneficial interest hereunder, with full power to assign and deal with all of the rights and interests of the beneficial interest that the beneficiary possesses. In the event of the death of the either beneficiary during the existence of this Trust, provided that said interest shall not have been previously assigned or otherwise disposed, then the interest herein shall vest in and be owned by:

Successor Beneficiary: the then-serving Trustee of 100%
the Raymond and Dallas Keen Living Trust dated
January 31, 2025, and any amendments thereto.

1. TRUST. Trustee is about to take title to real estate under the provisions of Florida Statutes sections 689.071 and 689.073, with full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property, and agrees to hold title and the proceeds, profits, and avails thereof, if any which may come into its possession, in Trust for the uses and purposes and under the terms herein set forth.

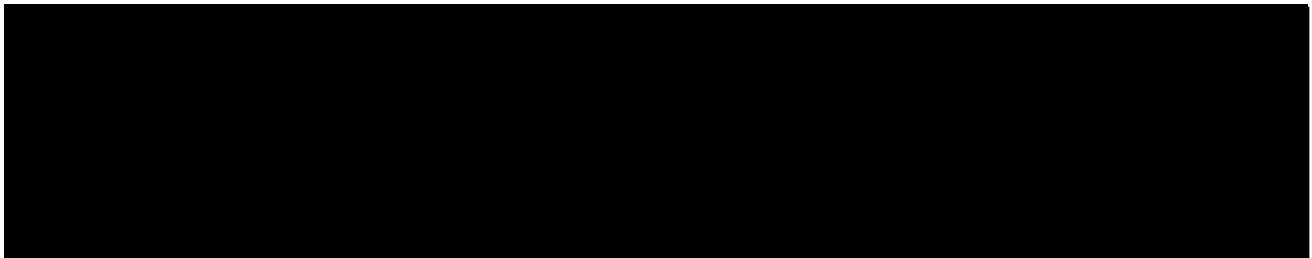
2. PROPERTY. The Settlor has transferred and delivered to the Trustee and Trustee will take title to the following property, receipt of which is acknowledged:

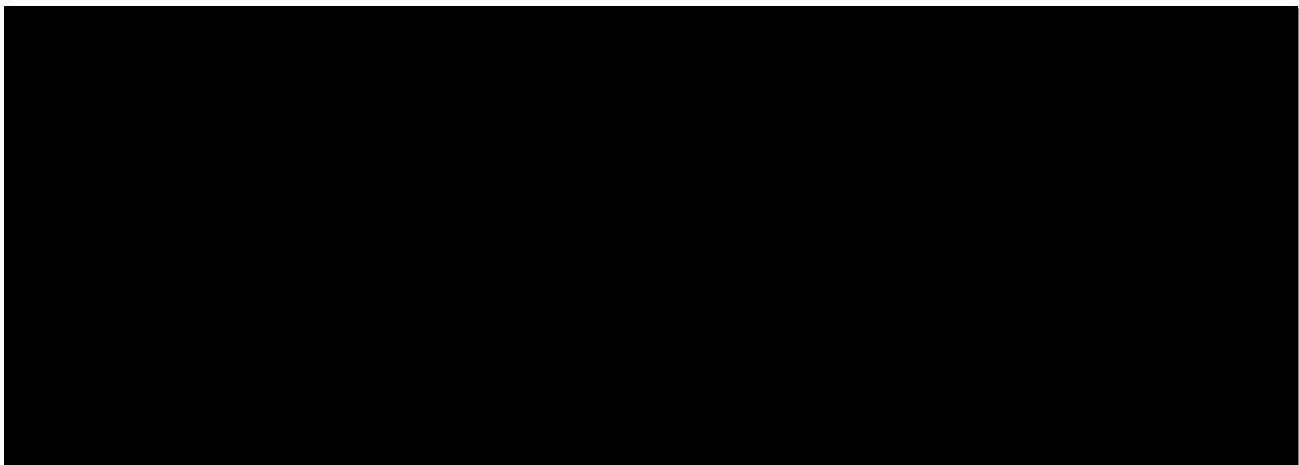
11-4S-15 10 Acres

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.

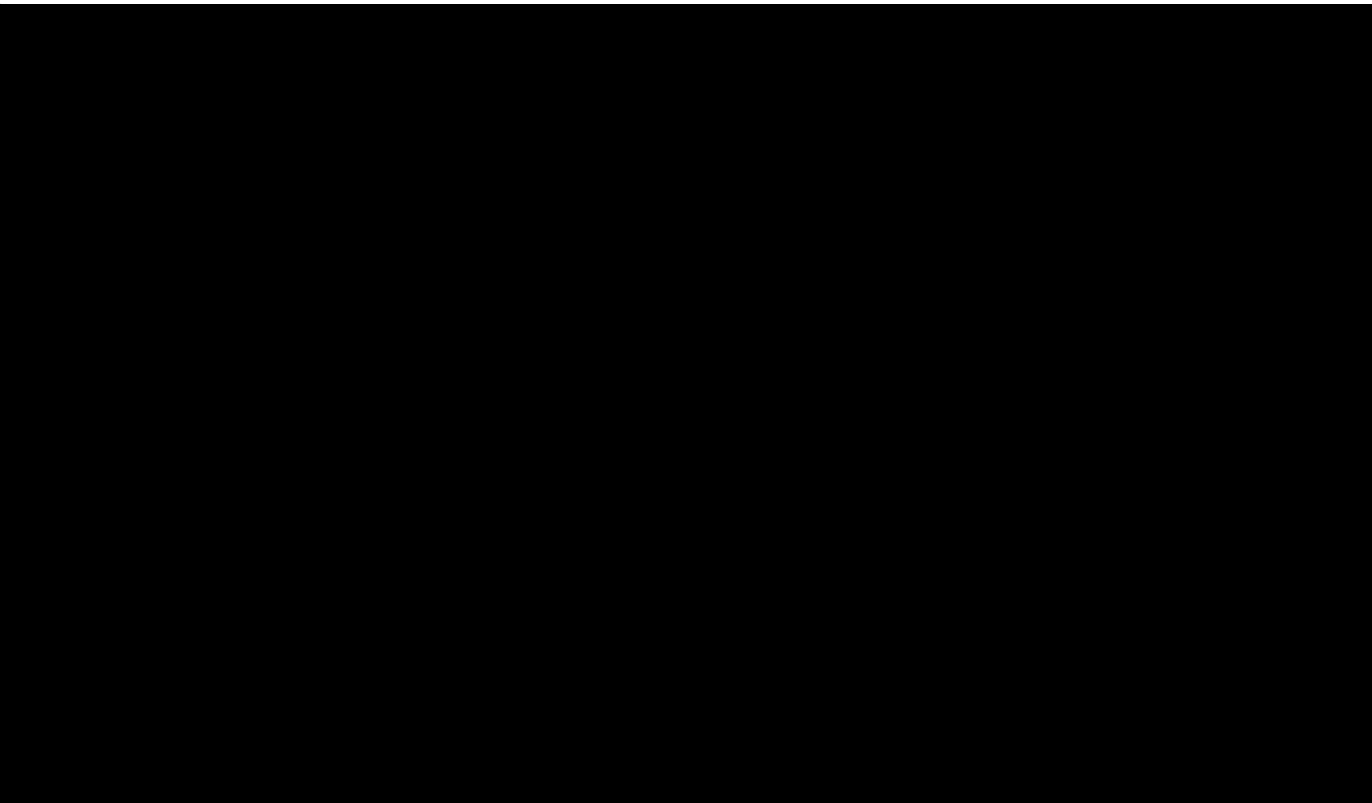
Property Appraiser's Parcel Identification Number: R00339-003
Street Address: 722 SW Satellite Lane, Lake City, FL 32024

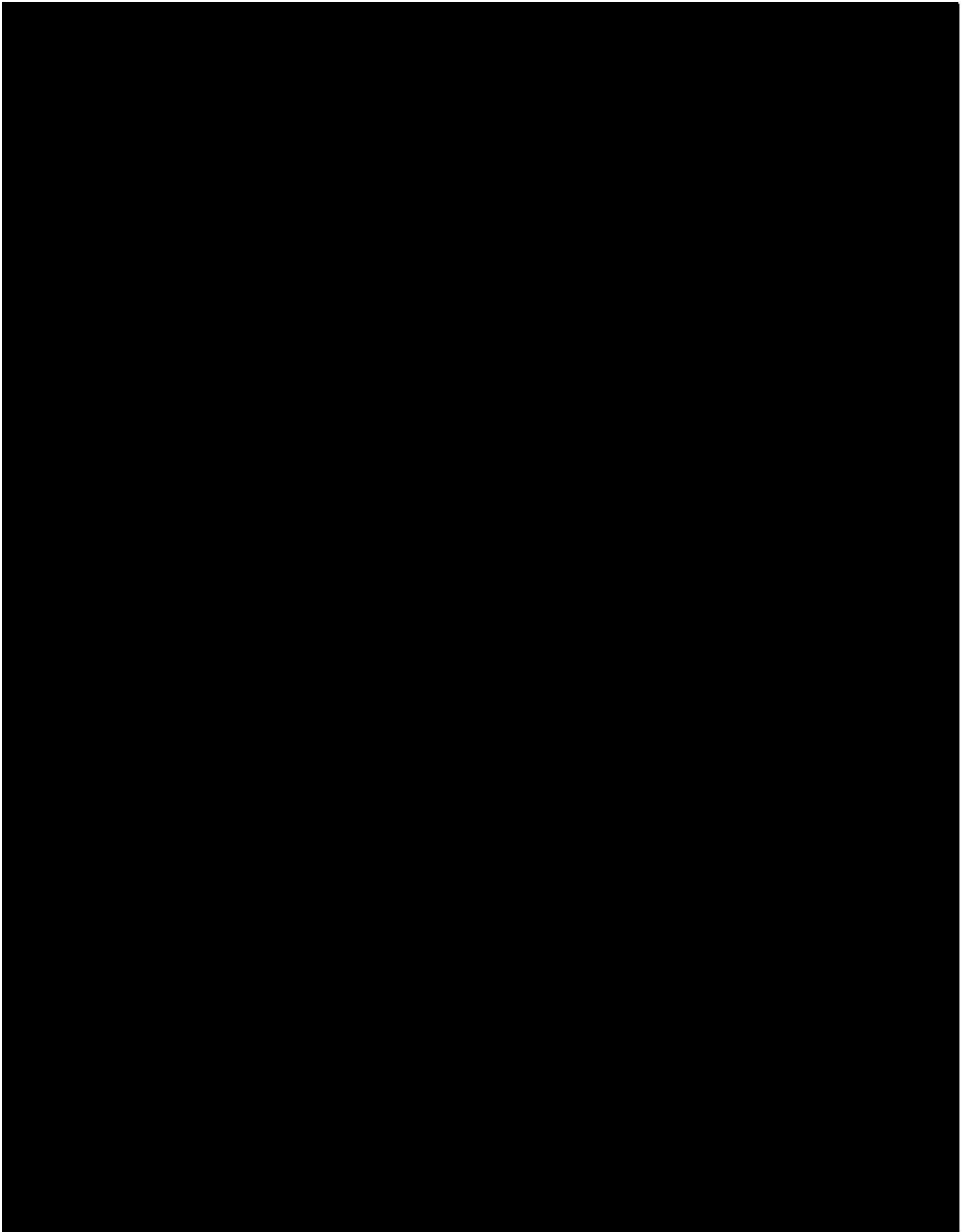


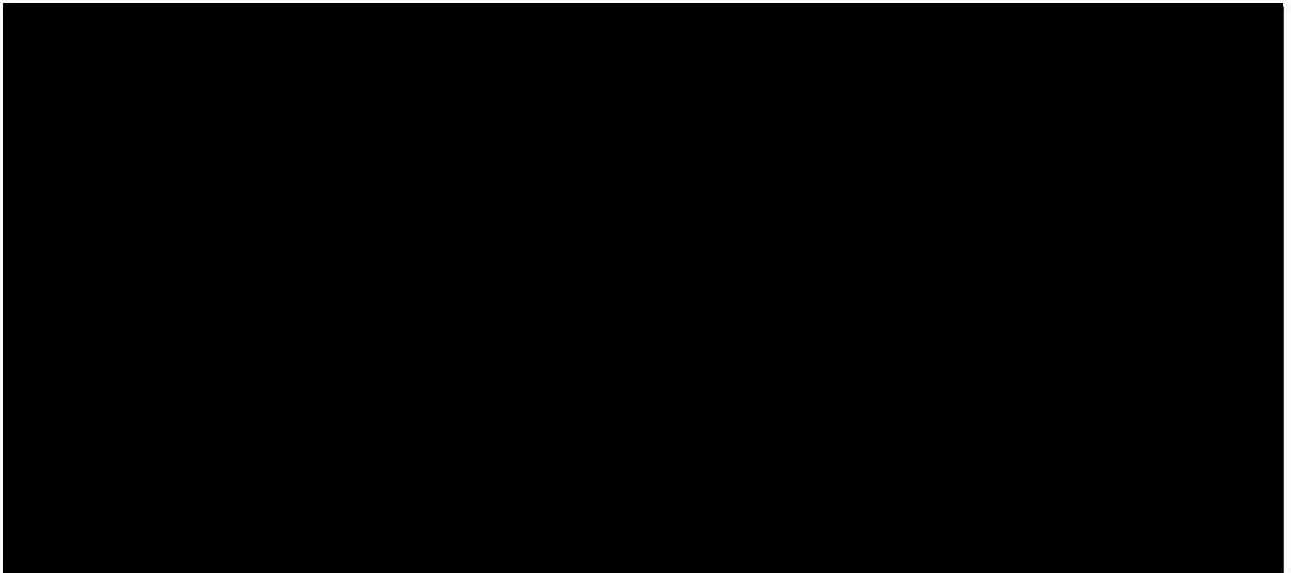
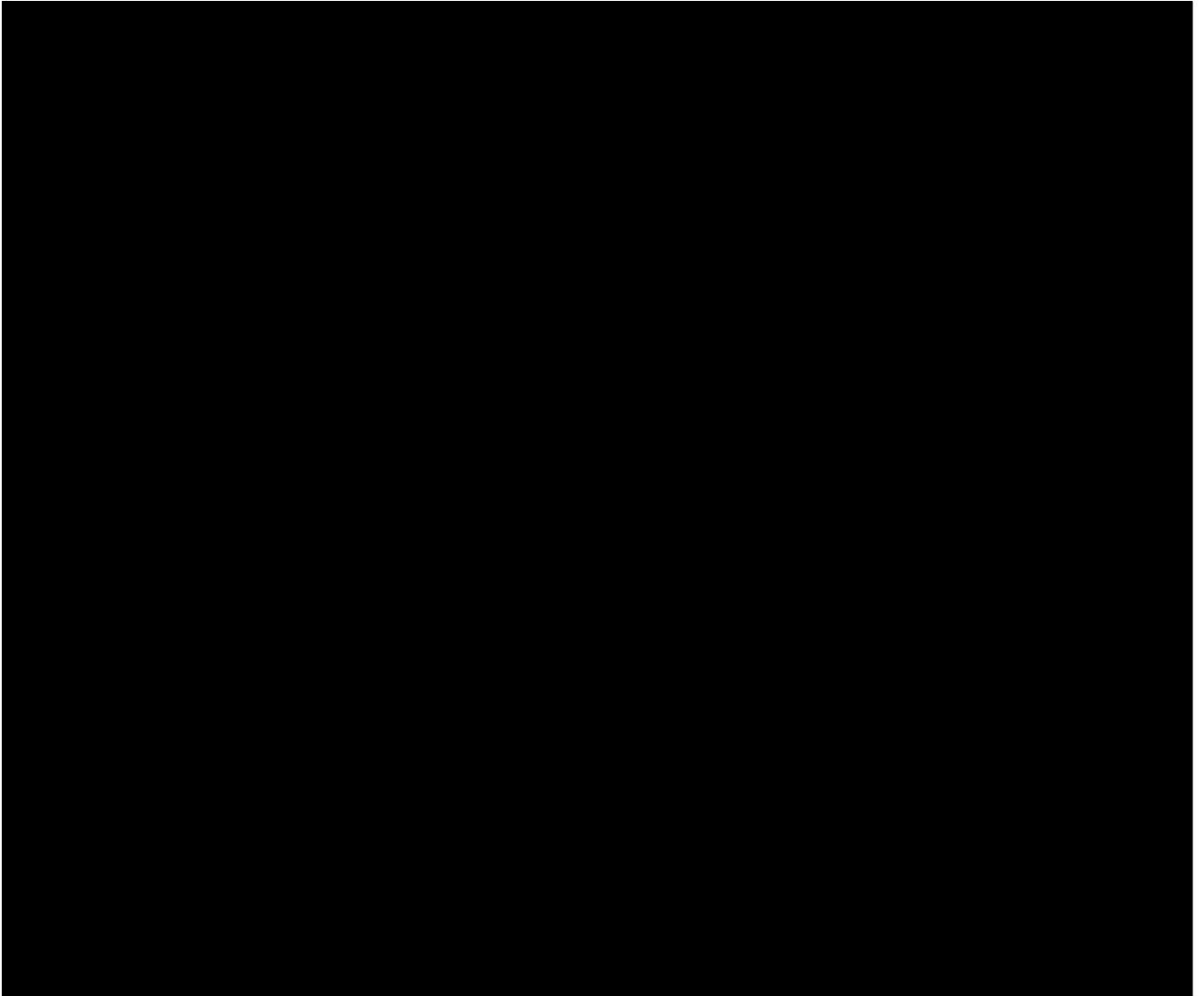


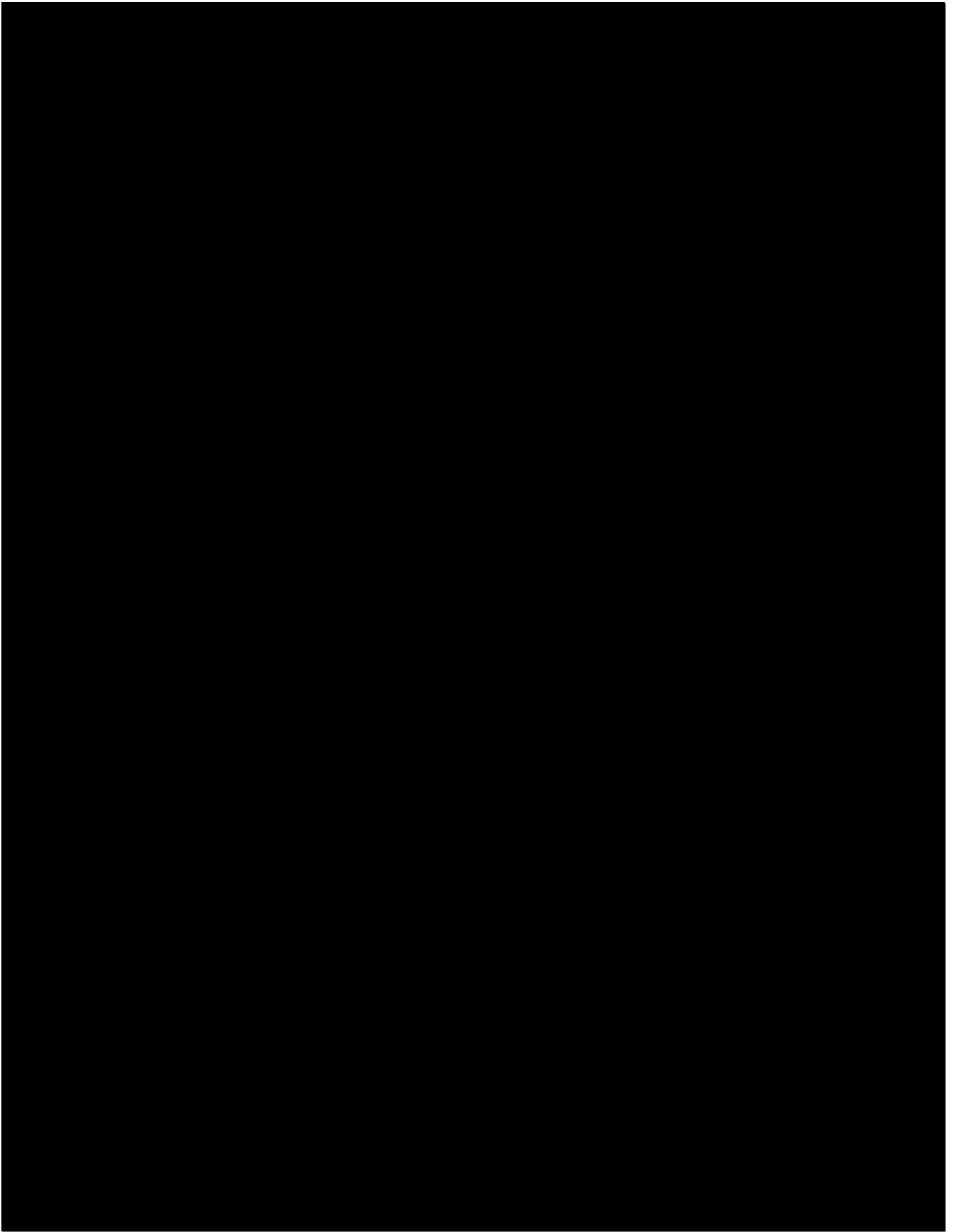
5. OWNERSHIP. Upon request each beneficiary hereunder shall be issued a Trust Participation Certificate in a form approved by the Trustee, which shall indicate the beneficiary's percentage interest in the Trust and the land held by the Trustee.

6. ASSIGNMENT. If Trust Participation Certificates have been issued, no assignment of any beneficial interest hereunder shall be binding on the Trustee until the Trust Participation Certificate representing the assigned share is surrendered to the Trustee with the assignment noted thereon and a new Certificate or Certificates are issued by the Trustee. If no Trust Participation Certificates have been issued, assignment shall be by an assignment form approved by the Trustee and shall not be binding until signed by the beneficiary.









35. HOMESTEAD. In order to claim homestead exemption rights under Section 196.031 and 193.041, Florida Statutes, we may use, possess, and occupy any real property that may be owned by the trust. Our interest in any real property owned by the trust will be construed as *beneficial title in equity to real property* as set forth in Section 196.031(1), Florida Statutes, or any successor statute.

36. ADDRESSES. The addresses of the parties as of the date of this Agreement for the purpose of notices are:

Trustee: Law Offices of Mark F. Moss, PLLC, 12276 San Jose Blvd., Suite 520,
Jacksonville, FL 32223

Beneficiary: Dallas L. Keen and Raymond L. Keen, wife and husband, 735 NW Noegel
Road, Lake City, FL

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IN WITNESS WHEREOF, the Beneficiaries and Trustee have executed this Agreement to be effective as of the date and year above written.

Mark F. Moss
Mark F. Moss

Christina Chandler
Christina Chandler
Two witnesses to Dallas L. Keen

Dallas L. Keen
Dallas L. Keen

Mark F. Moss
Mark F. Moss

Christina Chandler
Christina Chandler
Two witnesses to Raymond L. Keen

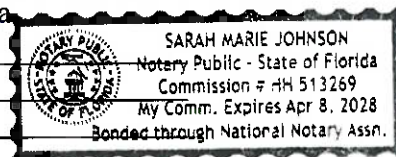
Raymond L. Keen
Raymond L. Keen

STATE OF FLORIDA)
COUNTY OF DUVAL)

Acknowledged and subscribed before me by the Grantors, Dallas L. Hart and Raymond L. Keen, who is personally known to me or who have produced FL DL (x2) as identification, and sworn to and subscribed before me by the witnesses, Mark F. Moss, who is personally known to me or who has produced _____ as identification, and by Christina Chandler, who is personally known to me or who has produced _____ as identification, and subscribed by me in the presence of the Grantors and the subscribing witnesses, all on January 31, 2025.

Physical Presence X
Online Notarization _____

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



ACCEPTED BY TRUSTEE:

Mark F. Moss
Law Offices of Mark F. Moss, PLLC
Mark F. Moss

