

Towns County, Georgia
Clerk's Office Superior Court
File for Record 2-1
20 05, at 3:00 P. M
Recorded 2-1 2005
In Book No. 325 Page 757-761
Cecil Dye, Clerk

This Instrument Prepared by:
Record and Return to:
Charles W. Cramer, Esq.
CRAMER, PRICE de ARMAS, P.A.
1411 Edgewater Drive, Suite 200
Orlando, Florida 32804

Towns County, Georgia
Real Estate Transfer Tax
-0-
Date 2-1-05

WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor(s), **Doris D. Huckleberry, J. Derrick Huckleberry, Michael A. Huckleberry and Keri Huckleberry-Bourne** for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is acknowledged, grants, conveys, and warrants unto **Doris D. Huckleberry, as Trustee of the Huckleberry Family Trust dated December 10, 2004**, of 910 Alhambra Court, Orlando, Florida 32804, with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the following-described real estate situate in the County of Towns, State of Georgia pursuant to Florida Statute 689.071:

All that tract or parcel of land lying and being in land Lot 58 & 59, 17th District, 1st, Section, Towns County, Georgia containing 1.023 acres and being Lot six (6) Block K Lake Forest Estates as shown on a plat of survey by Northstar Land Surveying, Inc. dated September 15, 1999 recorded in Plat Book 25, Page 149 Towns County records which description on said plat is incorporated herein by reference.

The property is conveyed subject to the restrictions, easement and right of way contained in that certain Warranty Deed recorded Book 192, Page 316 of the Towns County, Georgia records.

TO HAVE AND TO HOLD the above-described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Trust Agreement.

AND the grantor(s) hereby covenant with said grantee(s) that the grantor(s) are lawfully seized of said land in fee simple; that the grantor(s) have good right and lawful authority to sell and convey said land; that the grantor(s) hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever. This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year of 2004 and subsequent years, and all mortgages of record which the grantee(s) herein assumes and agrees to pay.

Full power and authority is granted by this Deed to trustee or his/her successor to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real estate or any part of it.

Any of the following shall evidence the authority of a successor Trustee to act in the place of a prior Trustee:

1. The written resignation of the prior Trustee stating that the successor Trustee or Co-Trustees are now acting as Trustee sworn to or acknowledged before a notary public.
2. A certified death certificate of the prior Trustee.
3. The written certificate of two examining physicians that the prior Trustee or Co-Trustee is physically

- and/or mentally incapable of handling the duties of Trustee.
4. An appropriate Order of a Court of competent jurisdiction removing the prior Trustee or authorizing a Trustee to act.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents this 10th day of December, 2004.

Signed, sealed and
delivered in our presence:
WITNESSES

Ashley Salvys
ASHLEY SALVYS

Print name

Diane Montague
DIANE MONTAGUE

Print name

Doris D. Huckleberry
Doris D. Huckleberry

COUNTY OF ORANGE
STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 10th day of December, 2004 by Doris D. Huckleberry, who is personally known to me or who has produced personally known as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State aforesaid.

COMMISSION EXPIRATION

Charles W. Cramer
NOTARY PUBLIC



Charles W Cramer
My Commission DD064393
Expires October 25, 2005