

THIS INSTRUMENT PREPARED BY:  
DAVID R. CARTER/ck  
5308 SPRING HILL DRIVE  
SPRING HILL, FLORIDA 34606

\*\* OFFICIAL RECORDS \*\*  
BK: 1098 PG: 765

FILE# 96-044347  
HERNANDO COUNTY, FLORIDA

RETURN TO:  
CARTER & KELLY, P.A.  
5308 SPRING HILL DRIVE  
SPRING HILL, FLORIDA 34606

RCD Dec 04 1996 01:31pm  
KAREN NICOLAI, CLERK

WARRANTY DEED

DEED DOC STAMPS 0.70  
12/04/96 Deputy Clk

R237.50  
1.00 Index

THIS INDENTURE, executed the 20TH day of November, 1996, between DAVID A. LEE and LINDA J. LEE, his wife, whose post office address is: 1285 Larkin Road, Spring Hill, Florida 34609 of the County of Hernando, State of Florida, as GRANTOR\*, and DAVID A. LEE and LINDA J. LEE, as Trustees of the DAVID A. LEE AND LINDA J. LEE TRUST AGREEMENT DATED JUNE 27, 1996, "with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property as described below, whose post office address is: 1285 Larkin Road, Spring Hill, Florida 34609 of the County of Hernando, State of Florida, GRANTEE\*

WITNESSETH: that said grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and grantee's heirs and assigns forever the following described land, situate, lying and being in Hernando County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT to easements, restrictions and reservations of record.

Subject to taxes and assessments for the year 1996 and thereafter.

The written acceptance by, Successor Trustee recorded among the public records of the county where the real property described above is located, together with evidence of TRUSTEE'S death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the aforesaid trust have been complied with. Evidence of a Trustee's death shall consist of a certified copy of said Trustee's death certificate. Evidence of a Trustee's disability shall consist of a licensed physician's affidavit establishing that said Trustee is incapable of performing his/her duties as Trustee of the aforesaid Trust. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by the said Trustee. The Successor Trustee shall have the same powers granted to the original Trustee, as set forth above.

\*"Grantor", "Grantee", and "Trustee" are used for singular or plural, as the context requires.

The Grantors shall be entitled to the use and occupancy of all real property transferred to the Trust; the Grantors retain the possessory rights to all such property (including any homestead property), and the Grantors shall retain all beneficial interest in all such real property for the balance of Grantors' lives, such interest being hereby declared to be "equitable title to real estate" as that term is employed in S.6, Art. VII of the State Constitution and pursuant to Florida Statutes 196.041(2) or successor statute for the purposes of qualifying for homestead tax exemption; along with any and all other exemptions permitted by law.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:


  
Witness signature

Morris E. Osborn  
Printed Name

  
Witness signature

Robert Reynolds  
Printed Name

  
DAVID A. LEE

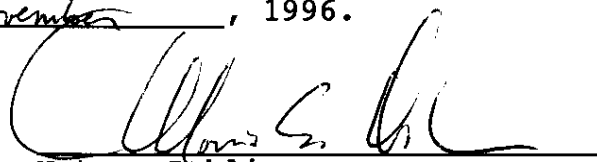
  
LINDA J. LEE

STATE OF FLORIDA

COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgements, personally appeared DAVID A. LEE and LINDA J. LEE, his wife, to me well known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same. I have relied upon the following form of identification personally known, and who did take an oath.

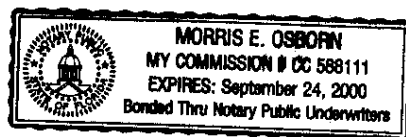
WITNESS my hand and official seal in the County and State last aforesaid this 20th day of November, 1996.

  
Notary Public

Morris E. Osborn  
Printed Name

My Commission Expires:

(NOTARIAL SEAL)



**DAVID A. LEE and LINDA J. LEE TRUST AGREEMENT DATED JUNE 27, 1996**

**HERNANDO COUNTY**

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1098 PG: 767**

Lot 7, Block 991, SPRING HILL UNIT 16, as per plat thereof recorded  
in Plat Book 9, Pages 18-30, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5160-0991-0070

Lot 7, Block 1366, SPRING HILL UNIT 20, as per plat thereof recorded  
in Plat Book 9, Pages 65-80, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5200-1366-0070

Lot 23, Block 169, ROYAL HIGHLANDS UNIT 9, as per plat thereof  
recorded in Plat Book 12, Pages 16-28, Public Records of Hernando  
County, Florida Tax Parcel # R01-221-17-3400-1690-0230

Lot 1, Block 25, RIDGE MANOR ESTATES, UNIT 2, as per plat thereof  
recorded in Plat Book 10, Pages 2-27, Public Records of Hernando  
County, Florida Tax Parcel # R36-122-21-0870-0250-0010

Lot 16, Block 1837, A Replat of Portion of SPRING HILL UNITS 18, 19  
and 20 and A Second Replat of SPRING HILL UNITS 18, 19 and 20, as  
per plat thereof recorded in Plat Book 17, Pages 29-34, Public  
Records of Hernando County, Florida Tax # R32-323-17-5182-1837-0160

Lot 5, Block 846, SPRING HILL UNIT 13, as per plat thereof recorded  
in Plat Book 8, Pages 84-100, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5130-0846-0050

Lot 14, Block 1318, SPRING HILL UNIT 20, as per plat thereof  
recorded in Plat Book 9, Pages 65-80, Public Records of Hernando  
County, Florida Tax Parcel # R32-323-17-5200-1318-0140

Lot 2, Block 910, SPRING HILL UNIT 14, as per plat thereof recorded  
in Plat Book 9, Pages 7-13, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5140-0910-0020

Lot 16, Block 1064, SPRING HILL UNIT 16, as per plat thereof  
recorded in Plat Book 9, Pages 18-30, Public Records of Hernando  
County, Florida Tax Parcel # R32-323-17-5160-1064-0160

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1098 PG: 768**

Lot 31, Block 926, SPRING HILL UNIT 14, as per plat thereof recorded  
in Plat Book 9, Pages 7-9, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5140-0926-0310

Lot 15, Block 1369, SPRING HILL UNIT 20, as per plat thereof  
recorded in Plat Book 9, Pages 65-80, Public Records of Hernando  
County, Florida Tax Parcel # R32-323-17-5200-1369-0150

The West 132 Feet of the North 1/2 of Tract 14, POTTERSFIELD GARDEN  
ACRES, SECTION H, as per plat thereof recorded in Plat Book 5, Page  
28, Public Records of Hernando County, Florida  
Tax Parcel # R25-222-18-3100-0000-1142

Lot 5, Block 758, SPRING HILL UNIT 12, as per plat thereof recorded  
in Plat Book 8, Pages 74-83, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5120-0758-0050

Lot 6, Block 1633, SPRING HILL UNIT 24, as per plat thereof recorded  
in Plat Book 10, Pages 53-60, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5240-1633-0060

Lot 24, Block 912, SPRING HILL UNIT 14, as per plat thereof recorded  
in Plat Book 9, Pages 7-9, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5140-0912-0240

The East 132 Feet of the West 264 feet of the North 1/2 of Tract 14,  
POTTERSFIELD GARDEN ACRES, SECTION H, as per plat thereof recorded  
in Plat Book 5, Page 28, Public Records of Hernando County, Florida  
Tax Parcel # R25-222-18-3100-0000-1141

Lot W-357, WEEKI WACHEE WOODLANDS, UNIT 1, as per plat thereof  
recorded in Plat Book 6, Pages 88A & 88B, Public Records of Hernando  
County, Florida Tax Parcel # R15-223-17-4230-0000-W357

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1098 PG: 769**

Lot 13, Block 926, SPRING HILL UNIT 14, as per plat thereof recorded  
in Plat Book 9, Pages 7-9, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5140-0926-0130

Lot 17, Block 566, SPRING HILL UNIT 9, as per plat thereof recorded  
in Plat Book 8, Pages 38-53, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5090-0566-0170

Lot 11, Block 1267, SPRING HILL UNIT 20, as per plat thereof  
recorded in Plat Book 9, Pages 65-80, Public Records of Hernando  
County, Florida Tax Parcel # R32-323-17-5200-1267-0110

Lot 14, Block 1267, SPRING HILL UNIT 20, as per plat thereof  
recorded in Plat Book 9, Pages 65-80, Public Records of Hernando  
County, Florida Tax Parcel # R32-323-17-5200-1267-0140

Lot 10, Block 12, PINEGROVE SUBDIVISION, UNIT 2, as per plat thereof  
recorded in Plat Book 15, Pages 95-97, Public Records of Hernando  
County, Florida Tax Parcel # R20-222-18-3035-0120-0100

Lot 13, Block 398, SPRING HILL UNIT 8, as per plat thereof recorded  
in Plat Book 8, Pages 27-37, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5080-0398-0130

Lot 1, Block 256, SPRING HILL UNIT 6, as per plat thereof recorded  
in Plat Book 8, Pages 1-10, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5060-0256-0010

The West 27.56 Feet of Lot W-89 and the East 43.44 Feet of Lot W-88,  
WEEKI WACHEE WOODLANDS, UNIT 1, as per plat thereof recorded in Plat  
Book 6, Pages 88A & 88B, Public Records of Hernando County, Florida  
Tax Parcel # R15-223-17-4230-0000-W088

Lot 5, Block 1630, SPRING HILL UNIT 24, as per plat thereof recorded  
in Plat Book 10, Pages 53-60, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5240-1630-0050

Lot 17, Block 1509, SPRING HILL UNIT 22, as per plat thereof  
recorded in Plat Book 10, Pages 31-43, Public Records of Hernando  
County, Florida Tax Parcel # R32-323-17-5220-1509-0170

Lot 20, Block 732, SPRING HILL UNIT 12, as per plat thereof recorded  
in Plat Book 8, Pages 74-83, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5120-0732-0200

Lot W-80, WEEKI WACHEE WOODLANDS, UNIT 1, as per plat thereof  
recorded in Plat Book 6, Pages 88A & 88B, Public Records of Hernando  
County, Florida Tax Parcel # R15-223-17-4230-0000-W080

Lot 7, Block 1433, SPRING HILL UNIT 21, as per plat thereof recorded  
in Plat Book 9, Pages 81-96, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5210-1433-0070

Lot 7, Block 728, SPRING HILL UNIT 12, as per plat thereof recorded  
in Plat Book 8, Pages 74-83, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5120-0728-0070

Lot 20 of WOODRIDGE, as per plat thereof recorded in Plat Book 6,  
Page 93, Public Records of Hernando County, Florida  
Tax Parcel # R26-222-18-4330-0000-0200

Lot 6, Block 920, SPRING HILL UNIT 14, as per plat thereof recorded  
in Plat Book 9, Pages 7-9, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5140-0920-0060

Lot 16, Block 1520, SPRING HILL UNIT 22, as per plat thereof  
recorded in Plat Book 10, Pages 31-43, Public Records of Hernando  
County, Florida Tax Parcel # R32-323-17-5220-1520-0160

The East 110 Feet of Lot 12, Block B, OAK TRAIL SUBDIVISION, UNIT 1,  
as per plat thereof recorded in Plat Book 7, Page 13, Public Records  
of Hernando County, Florida Tax Parcel # R15-222-19-2820-00B0-0120

Lot 16, Block 493, SPRING HILL UNIT 9, as per plat thereof recorded  
in Plat Book 8, Pages 38-53, Public Records of Hernando County,  
Florida Tax Parcel # R32-323-17-5090-0493-0160

Lot 42, Block 1833, A Replat of Portion of SPRING HILL UNITS 18, 19 and 20 and A Second Replat of SPRING HILL UNITS 18, 19 and 20, as per plat thereof recorded in Plat Book 17, Pages 29-34, Public Records of Hernando County, Florida

Tax # R32-323-17-5182-1833-0420

Lot 13, Block 908, SPRING HILL UNIT 14, as per plat thereof recorded in Plat Book 9, Pages 7-9, Public Records of Hernando County, Florida

Tax Parcel # R32-323-17-5140-0908-0130

Lot 9, Block 1258, SPRING HILL UNIT 20, as per plat thereof recorded in Plat Book 9, Pages 65-80, Public Records of Hernando County, Florida

Tax Parcel # R32-323-17-5200-1258-0090

Lot 2, Block 1057, SPRING HILL UNIT 16, as per plat thereof recorded in Plat Book 9, Pages 18-30, Public Records of Hernando County, Florida

Tax Parcel # R32-323-17-5160-1057-0020

Lot 8, Block 1592, SPRING HILL UNIT 23, as per plat thereof recorded in Plat Book 10, Pages 44-52, Public Records of Hernando County, Florida

Tax Parcel # R32-323-17-5230-1592-0080

Lot 1, Block 274, SPRING HILL UNIT 6, as per plat thereof recorded in Plat Book 8, Pages 1-10, Public Records of Hernando County, Florida

Tax Parcel # R32-323-17-5060-0274-0010

Lot 1, Block 1612, SPRING HILL UNIT 24, as per plat thereof recorded in Plat Book 10, Pages 53-60, Public Records of Hernando County, Florida

Tax Parcel # R32-323-17-5240-1612-0010

Lot 11, Block 173, SPRING HILL UNIT 4, as per plat thereof recorded in Plat Book 7, Pages 87-95, Public Records of Hernando County, Florida

Tax Parcel # R32-323-17-5040-0173-0110

Lot 24, Block 467, SPRING HILL UNIT 8, as per plat thereof recorded in Plat Book 8, Pages 27-37, Public Records of Hernando County, Florida

Tax Parcel # R32-323-17-5080-0467-0240

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1098 PG: 772**

Lot 8, Block 1821, A Replat of Portion of SPRING HILL UNITS 18, 19 and 20 and A Second Replat of SPRING HILL UNITS 18, 19 and 20, as per plat thereof recorded in Plat Book 17, Pages 29-34, Public Records of Hernando County, Florida Tax # R32-323-17-5182-1821-0080

Lot 18, Block 757, SPRING HILL UNIT 12, as per plat thereof recorded in Plat Book 8, Pages 74-83, Public Records of Hernando County, Florida Tax Parcel # R32-323-17-5120-0757-0180