

**PREPARED BY AND AFTER RECORDING  
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**R**

**FILE# 2001-003126**  
**HERNANDO COUNTY, FLORIDA**

**RCD 01M 24 2001 11:22am**  
**KAREN NICOLAI, CLERK**

**DEED DOC STAMPS 0.70**  
**01/24/01 *SSA* Deputy Clk**

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*R- 15.00*

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and executed this 5<sup>th</sup> day of January, 2001, by **ELEANOR S. HALEY, a married woman,** ( the "Grantor"), whose post office address is 2416 LaQuinta Court, Spring Hill, Florida 34606, and **ELEANOR S. HALEY, as Trustee of the Eleanor S. Haley Revocable Trust,** created under Agreement dated January 5, 2001 (the "Grantee"), whose post office address is 2416 LaQuinta Court, Spring Hill, Florida 34606.

**WITNESSETH:**

THAT, GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and does hereby grant, bargain, sell, alien, remise, release, convey, and confirm to Grantee, Grantee's successors and assigns forever, all that certain real property (the "Real Property") situate, lying, and being in the County of Hillsborough, State of Florida, to-wit:

Lot 73, Timber Pines, Tract 9-B, according to the plat thereof as recorded in Plat Book 21, Page 41-43, Public Records of Hernando County, Florida.

Subject to covenants, restrictions, easements of record and taxes for the current year.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with Grantee that except with respect to taxes and assessments for the current year and subsequent years, conditions, easements, and restrictions of record, and zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities, Grantor hereby fully warrants the title to the above-described real property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Full power and authority is granted by this Deed to Grantee, Grantee's successors and assigns, to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of the Real Property, or any part thereof.

In no event shall any party in any way dealing with Grantee with respect to the Real Property held in trust by Grantee be obliged: (a) to see to the application of any funds paid or advanced on the Real Property; (b) to see that the terms of the trust have been complied with; (c) to inquire into the necessity or expediency of any act of Grantee; or (d) to inquire into any of the terms or provisions of the trust.

Every deed or other instrument executed by Grantee in relation to the Real Property shall be conclusive evidence in favor of every person relying upon or claiming under such deed or instrument that: (a) at the time of its delivery the trust was in full force and effect; (b) the instrument was executed in accordance with the terms, conditions, and limitations of the trust and is binding upon all beneficiaries under the trust; (c) Grantee was duly authorized and empowered to act as the settlor of such trust; and (d) if the deed or instrument is executed by a successor or successors in trust, the successor or successors in trust have been appointed properly and vested with all the title, estate, rights, powers, duties and obligations of the predecessor or predecessors in trust.

Any contract, obligation, or indebtedness incurred or entered into by Grantee in connection with the Real Property may be entered into by Grantee in Grantee's own name as trustee of an express trust and not individually. Grantee shall have no obligation or indebtedness except only insofar as the trust property and funds in the actual possession of Grantee shall be applicable to its payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of the beneficiaries under the trust shall be deemed personal property only.

This conveyance is made for the purpose of conveying the Real Property to a trust created by Grantor. The sole monetary consideration for this Deed is \$10.00. This undertaking is solely for the benefit of Grantee, Grantee's successors and assigns, and not for the benefit of any third parties.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed and delivered in the presence of:

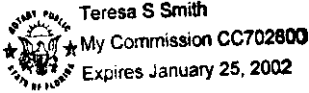
*D. Michael O'Leary*  
Print Name: D. Michael O'Leary

*Eleanor S. Haley*  
ELEANOR S. HALEY

*Jeff M. Curchin*  
Print Name: JEFF. M. CURCHIN

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 5<sup>th</sup> day of January, 2001, by ELEANOR S. HALEY, a married woman, who is [check one]  personally known to me, or She has produced § as identification.



(NOTARIAL SEAL)

Teresa S. Smith  
NOTARY PUBLIC (Signature Above)  
State of Florida  
Print Name: Teresa S. Smith  
My Commission Expires:

The following information is provided pursuant to Florida Statutes Section 689.02(2):

Property Appraiser's parcel identification number (if available): 221-223-17-6092-0000-0730

Social security number(s) of grantee(s) named in deed: \_\_\_\_\_

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\*\* OFFICIAL RECORDS \*\*  
BK: 1390 PG: 1290