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Doc# 2004072337
Hernando County, Florida
09/30/2004 10:33AM
KAREN NICOLAI, Clerk

Return to and prepared by:
Wayne R. Coulter/lh
Delzer, Coulter & Bell, P.A.
5438 Spring Hill Drive
Spring Hill, Florida 34606

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MODERNIZATION TRUST FUND\$ 2.00
INDEXING FEE \$ 5.00
BOCC/COURT TECHNOLOGY \$ 6.00
MOD FUND/COURT TECHNOLOG\$ 5.76
FACC/CCIS \$ 8.30
RECORDING \$ 13.00
DEED DOC STAMP \$ 9.70
09/30/2004

 Deputy Clk

DEED OF CONVEYANCE TO TRUST

THIS WARRANTY DEED, made the 24th day of September, 2004, between KENNETH K. HANDEL, a.k.a. KENNETH HANDEL and MICHELE K. HANDEL, a.k.a. MICHELE HANDEL, husband and wife, Grantors, and KENNETH K. HANDEL and MICHELE K. HANDEL, Trustees under Agreement dated September 24, 2004, (The Kenneth K. Handel and Michele K. Handel Revocable Living Trust), made by KENNETH K. HANDEL and MICHELE K. HANDEL, whose address is: 477 Archway Drive, Spring Hill, Florida 34608, Grantees. The Grantors' and Grantees' addresses are the same.

Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to said Grantors in hand paid by said Grantees, the receipt of which is hereby acknowledged, has granted, bargained and sold to said Grantees and Grantees' successors and assigns forever the following described land situate in Hernando County, Florida, to wit:

SEE LEGAL DESCRIPTIONS ON EXHIBIT "A"

Subject to easements, restrictions and reservations of record.

and said Grantor do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein, the terms "Grantor", "Grantee" and "Trustee" shall be construed as singular or plural as the context requires.

Either KENNETH K. HANDEL or MICHELE K. HANDEL, as Co-Trustees, acting alone and without the signature of the other Co-Trustee, shall have the independent power and authority to protect, conserve, and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

All Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the Trustee and all Successor Trustees shall extend to any and all rights which the Grantor possesses in the above described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor including homestead; and the Trustee is appointed as the attorney in fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

The written acceptance by a 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 compliance with the successor trustee provisions of the aforesaid trust has occurred. Evidence shall consist of one or more of the following being recorded in the aforementioned county.

- (1) The written resignation of the prior Trustee sworn to and acknowledged before a Notary Public.
- (2) A certified death certificate of the prior Trustee.
- (3) The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing the Trustee for any reason.
- (4) The written certificate of a licensed physician currently practicing medicine that the Trustee is either mentally or physically incapable of attending to business and financial affairs.
- (5) The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by either of the Grantors, sworn to and acknowledged before a notary public; this right being reserved to either KENNETH K. HANDEL or MICHELE K. HANDEL.

The parties to this conveyance hereby confirm that under the terms of the trust referred to in the subject conveyance, the grantors have not less than a beneficial interest for life and are entitled to a homestead tax exemption pursuant to Florida Statute 196.041(2) with reference to Parcel No. R31-223-18-3501-0000-7070.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2004 and subsequent years, and all mortgages of record which the Grantee herein assumes and agrees to pay.

REC-1507 REC-488

Dated this 24th day of September, 2004.

Signed, sealed and delivered
in the presence of:

Wayne R. Coulter

Kenneth K. Handel

KENNETH K. HANDEL, a.k.a. KENNETH HANDEL

Printed: WAYNE R. COULTER

Anne C. Dennis

Printed: ANNE C. DENNIS

Wayne R. Coulter

Michele K. Handel

MICHELE K. HANDEL, a.k.a. MICHELE HANDEL

Printed: WAYNE R. COULTER

Anne C. Dennis

Printed: ANNE C. DENNIS

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY on this day before me, an officer duly authorized to take acknowledgments, personally appeared Kenneth K. Handel, a.k.a. Kenneth Handel and Michele K. Handel, a.k.a. Michele Handel who produced Driver Licenses as identification, and acknowledged that they executed the same and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 24th day of September, 2004.



Carole B. Knudson
NOTARY PUBLIC

Printed: CAROLE B. KNUDSON

My Commission expires:

Delzer, Coulter & Bell, P.A. hereby certifies that this instrument was prepared based upon information supplied by the parties hereto. Delzer, Coulter & Bell, P.A. does not guarantee either marketability of title or accuracy of description as examination of title of the property was not performed.

LEGAL DESCRIPTIONS
EXHIBIT "A"

- PARCEL 1. Lot 13, Block 127, SPRING HILL UNIT 2, as per plat thereof, recorded in Plat Book 7, Page 65, of the Public Records of Hernando County, Florida.
R32-323-17-5020-0127-0130
- PARCEL 2. Lot 6, Block 118, SPRING HILL UNIT 2, as per plat thereof recorded in Plat Book 7, Page 65, of the Public Records of Hernando County, Florida.
R32-323-17-5020-0118-0060
- PARCEL 3. Lot 3, Block 95, SPRING HILL, UNIT 2, as per plat thereof recorded in Plat Book 7, Pages 65-71, of the Public Records of Hernando County, Florida.
R32-323-17-5020-0095-0030
- PARCEL 4. Lot 22, Block 98, SPRING HILL UNIT 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, of the Public Records of Hernando County, Florida
R32-323-17-5020-0098-0220
- PARCEL 5. Lot 10, Block 128, SPRING HILL UNIT 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, of the Public Records of Hernando County, Florida
R32-323-17-5020-0128-0100
- PARCEL 6. Lot 21, Block 99, SPRING HILL, UNIT 2, as per plat thereof recorded in Plat Book 7, Pages 65-79, of the Public Records of Hernando County, Florida
R32-323-17-5020-0099-0210
- PARCEL 7. Lot 18, Block 1816, Replat of portions of SPRING HILL, UNIT 18 AND 19, as per plat thereof recorded in Plat Book 16, Pages 90-94, of the Public Records of Hernando County, Florida. R32-323-17-5181-1816-0180
- PARCEL 8. Lot 707, GOLFER'S CLUB ESTATES, UNIT ELEVEN, as per plat thereof recorded in Plat Book 30, Pages 29-31, of the Public Records of Hernando County, Florida
R31-223-18-3501-0000-7070