

Doc# 2005116059
Hernando County, Florida
12/30/2005 10:22AM
KAREN NICOLAI, Clerk

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This instrument prepared by
and returned to:
David C. Sasser, Esq.
4026 Commercial Way
Spring Hill, Florida 34606

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cm

RECORDING FEES \$ 18.50
DEED DOC STAMP 0.78
12/30/2005 Deputy Clk

OFFICIAL RECORDS
BK: 2174 PG: 938

Parcel No. R32 323 17 5020 0087 0050

DEED TO TRUSTEE

THIS DEED made the 22nd day of December, 2005, by DEBRA L. FAIELLA, a single person, whose address is: 6423 Fairlawn Street, Spring Hill, Florida 34606, ("Grantor"), to DEBRA L. FAIELLA, Trustee of the "DEBRA L. FAIELLA TRUST AGREEMENT DATED December 22, 2005", whose address is: 6423 Fairlawn Street, Spring Hill, Florida 34606, ("Grantee").

WITNESSETH: That Grantor, for estate planning purposes, hereby grants, conveys and warrants to Grantee, and Grantee's successors and assigns forever, the following described land, lying and being situate in Hernando County, Florida, to-wit:

Lot 5, Block 87, SPRING HILL #2, according to the plat thereof as recorded in Plat Book 7, Pages 65-79, Public Records of Hernando County, Florida.

Full power and authority is hereby granted to said Trustee and her successors to protect and conserve said property; to sell, contract to sell and grant options to purchase said property and any right, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property; to convey to any grantee, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; and to release, convey or assign any other right, title or interest whatsoever in, to or about said property or any part thereof.

WILLIAM P. FAIELLA is designated as Successor Trustee, to serve upon the death, incapacity or resignation of the Trustee. EMMIE MOORE is designated as the Second Successor Trustee, to serve upon the death, incapacity or resignation of the Successor Trustee. WILLIAM P. FAIELLA, JR. is designated as Third Successor Trustee, to serve upon the death, incapacity or resignation of the Successor Trustee. The written acceptance by the Successor Trustee recorded in the public records of the county where the real property described above is located, together with evidence of the Trustee's death, incapacity or resignation, shall be deemed conclusive proof that the Successor Trustee provisions of the Trust herein described have been complied with. Evidence of the Trustee's death shall consist of a certified copy of a death certificate. Evidence of the Trustee's incapacity shall consist of written certification by two (2) licensed physicians stating that the Trustee is incapable of performing her duties as Trustee under the Trust herein described. Evidence of the Trustee's resignation shall consist of resignation, duly executed and acknowledged by the Trustee. The Successor Trustee shall have the same powers granted to the Trustee as

stated above.

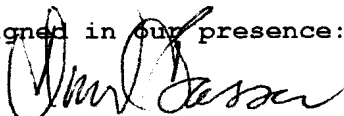
NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, she has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statutes 196.041 (2).

AND the Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever.

WHEREVER used herein the terms "Grantor", "Grantee" and "Trustee" shall include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural as context requires.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22nd day of December, 2005.

Signed in my presence:


Witness

DAVID C. SASSER
(Printed Name of Witness)


Witness

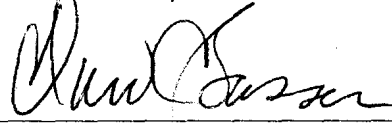
ELIZA CARROLL
(Printed Name of Witness)


DEBRA L. FAIELLA

This instrument was prepared from information supplied by the parties. No guarantee or opinion of title has been rendered by Johnston & Sasser, P.A.

STATE OF FLORIDA
COUNTY OF HERNANDO

THE foregoing instrument was acknowledged before me by DEBRA L. FAIELLA, who is personally known to me or who produced _____ as identification, ~~this 22nd~~ day of December, 2005.


Notary Public

(Printed Name of Notary Public)

My commission expires:



David C. Sasser
Commission #DD358371
Expires: SEP 27, 2008
Bonded Thru
Atlantic Bonding Co., Inc.