

6410 COLLEWOOD

This instrument was prepared by: R. A. Randall CPApc
CAESC Inc.
1-800-998-3874
Lic. No. CPO8551766

Return to: Greg Gary
533 South Howard
Suite 8058
Tampa, FL 33606

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WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED made this 15 June 2006 by Gregory Gary (single) Grantor and Oksana Schulte (single), to Gary Trustee LLC and Oksana Schulte as Co-Trustees under Greg Oksana Florida Land Trust I dated 15 June 2006 with full power and authority, to protect, conserve sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statute 689.071, Grantee, whose post office address is 533 South Howard, Suite 8058, Tampa, FL 33606.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all the certain land situated in Hillsborough county, Florida, to-wit:

Schedule A attached

Doc# 2006054622
Hernando County, Florida
06/30/2006 10:25AM
KAREN NICOLAI, Clerk

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whosoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

THE INTERESTS of the beneficiaries under said Trust is personal property. Persons dealing with Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in the rights, proceeds and avails of Trust Property, not in the title, legal or equitable, of said real estate. The liability of the Trustee under this deed and the trust Agreement is limited to the assets of the trust and the Trustee hereunder has no personal liability whatsoever.

IN THE EVENT of death of the Trustee the following persons are nominated successor trustees in order of their listings. The filing of a death certificate of the original Trustee, along with an Affidavit of Acceptance by the First Successor Trustee shall be effective to vest title to him. Filing of a death certificate of a Successor Trustee or an Affidavit of Acceptance by an Alternate Successor Trustee, along with an Affidavit of Acceptance by an Alternate Successor shall be effective to vest title in such Alternate Successor Trustee.

FIRST SUCCESSOR TRUSTEE: GG1 LLC of Tampa, Florida

RECORDING FEES	\$	27.00
MISCELLANEOUS FEES	\$	5.50
DEED DOC STAMP	\$	8.70
06/30/2006		

Deputy Clk

OFFICIAL RECORDS
BK: 2284 PG: 1062

NOTARY AND SIGNATURES

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.
SIGNED, SEALED & DELIVERED in our presence

x [Signature]

Witness

Print Name: KEVIN C DUNN

x [Signature]

Witness

Print Name: CHRIS RAMSEY

x

[Signature]
Gregory Gary

x

[Signature]
Oksana Schulte

OFFICIAL RECORDS
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STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

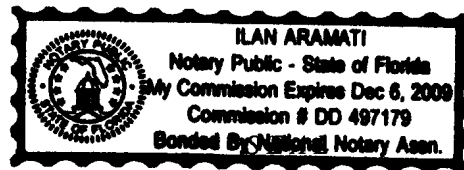
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments personally Greg Gary and Oksana Schulte and Greg Oksana Florida Land Trust I appeared before me or whom is personally known to me and who has produced A DL as identification and who executed the foregoing instrument and has acknowledged before me that they have executed same.

WITNESS my hand and official seal in the county and state aforesaid this 27 day of JUNE, 2006.

[Signature]
Notary Public

Print Name ILAN ARAMATI

My Commission expires: 12/6/09



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SCHEDULE A

LEGAL DESCRIPTION OF PROPERTY

Common Address: 6410 Covewood Avenue, Hernando County, Florida

Lot 7, Block 1354, of SPRING HILL UNIT 20, according to the map or plat thereof as recorded in Plat Book 9, Pages 65 through 80, of the Public Records of Hernando County, Florida.

Parcel I.D. Number: R321 323 17 5200 1354 0070

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