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2010009846
LORINDA 2721/1738

OFFICIAL RECORDS
BK: 2721 PG: 1738

02/24/2010 11:37AM # Pages 3
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

RECORDING FEES	\$	27.00
MISCELLANEOUS FEES	\$	1.00
DEED DOC STAMP	\$	0.70
02/24/2010		

[Signature] Deputy Clk

This Instrument Prepared by &
Return to: Ilaria Ippolito,
20423 Ayers Rd.,
Brooksville, FL 34604-7064
Property I.D. No.:
R27 423 19 0000 0050 0010
Key No.: 00384676

QUIT-CLAIM DEED

This Indenture. Made this 20th day of November, A.D. 2009, by and between the Stupinigi Florida Land Trust #1 U/T/D 2/15/2009, Ilaria Midulla Ippolito, Trustee, with the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described in the recorded instrument, all pursuant to Florida Statute 689.071(3), whose post office address is: 20423 Ayers Rd., Brooksville, FL 34604-7064, of the County of Hernando, in the State of Florida, party of the first part, and the Stupinigi Florida Land Trust #1 U/T/D 2/15/2009, Ilaria Ippolito and Gioacchino Ippolito, Co-Trustees, with the full power and authority in the said Co-Trustees and all Successor Trustees to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described in the recorded instrument, all pursuant to Florida Statute 689.071(3), whose post office address is: 20423 Ayers Rd., Brooksville, FL 34604-7064, of the County of Hernando, in the State of Florida, parties of the second part.

Witnesseth. That the said party of the first part, for and in consideration of the sum of TEN Dollars, and other valuable considerations, lawful money of the United States of America, to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed to the said parties of the second part for life, all the right, title, interest, claim and demand of the said party of the first part in and to the following described land in Hernando County, Florida, to-wit:

SEE EXHIBIT A - LEGAL DESCRIPTION

The Co-Trustees to this Land Trust reserve the rights to reside upon any real property placed in this trust as their permanent residence during their lives. It is the intent of this provision to retain for the Co-Trustees the requisite beneficial interest and possessory right in and to such real property to comply with Florida Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of the said second parties for life.

In the Event of the death or incapacitation of either or both Co-Trustees, the following persons are nominated Co-Successor Trustees. The filing of a death certificate of either or both original Trustees, along with an Affidavit of Acceptance from each Co-Successor Trustee, shall be effective


LT1-2-2010009846-1


LT2-2721-1738-3

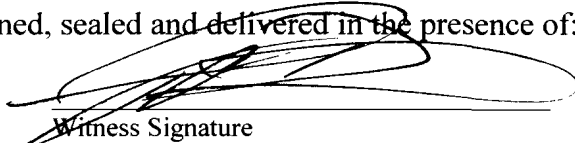
to vest title to him and to her. Filing of a death certificate of one of the Co-Successor Trustees, along with an Affidavit of Acceptance by the surviving Co-Successor Trustee, shall be effective to vest title to the surviving Successor Trustee.

CO-SUCCESSOR TRUSTEE: FRANCESCA ALEXANDRA IPPOLITO CRAVEN

CO-SUCCESSOR TRUSTEE: PIETRO ANTONIO IPPOLITO

In Witness Whereof, the said party of the first part has executed this deed under seal on the date aforesaid.

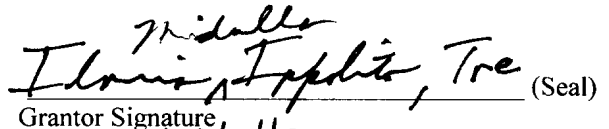
Signed, sealed and delivered in the presence of:


Witness Signature

S. M. David
Printed Name

Witness Signature

Printed Name


Grantor Signature (Seal)

Ilaria Midulla Ippolito, Tre
Printed Name
20423 Ayers Rd.
Brooksville, FL 34604-7064
Post Office Address

State of Florida
County of Hernando

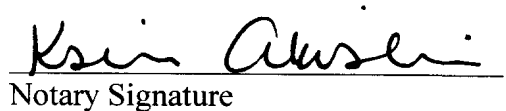
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I Herby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Ilaria Midulla Ippolito, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged before me that she executed the same as her free act and deed for the uses and purposes therein stated.

Witness my hand and official seal in the County and State last aforesaid this 20th day of November, 2009.

Personally known X or
Type of Identification Produced _____

Notary Commission Expires: _____


Notary Signature

Printed Notary Name

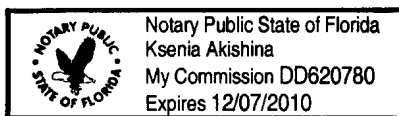


EXHIBIT A - LEGAL DESCRIPTION

Commencing at the Northeast corner of Section 27, Township 23 South, Range 19 East, Hernando County, Florida; thence go N 89 degrees 45' 58" West along the North line of said Section 27, a distance of 625.39 feet (to concrete monument) to the Point of Beginning; thence go S 00 degrees 47' 09" West parallel to the East line of said Section 27 a distance of 2642.66 feet, thence go S 00 degrees 45' 22" West a distance of 1245.29 feet to a point on the Northerly right of way of a County Road, thence go N 89 degrees 32' 18" West along said Northerly right of way of a County Road, as it existed in August of 1973, a distance of 1008.63 feet, thence go N 00 degrees 45' 22" East a distance of 1242.33 feet, thence go N 00 degrees 47' 09" East a distance of 2641.64 feet to the North line of said Section 27, thence go S 89 degrees 45' 58" East along the North line of said Section 27, a distance of 1008.63 feet to the Point of Beginning.

LESS Right of Way for Ayers Road and Mitigation Areas, described in O.R. 889, Page 1055 of the Public Records of Hernando County, Florida, said lands being more particularly described as follows:

DESCRIPTION - Right of Way for Ayers Road:

A portion of that certain parcel of land described in O.R. 103, Page 302 of the Public Records of Hernando County, Florida, lying in Section 27, Township 23 South, Range 19 East, Hernando County, Florida, being more particularly described as follows: For a point of reference commence at the Northeast corner of said Section 27, thence S 89 degrees 49' 12" W along the North boundary of said Section 27, 625.42 feet; thence the following two (2) courses along the West boundary of the East 625.39 feet of said Section 27, said West boundary being the East boundary of said certain parcel of land described in O.R. 103, Page 302:

- (1) S 00 degrees 23' 48" W, 2643.86 feet;
- (2) S 00 degrees 23' 47" W, 1223.34 feet for a Point of Beginning; thence continue S 00 degrees 23' 47" W along said West boundary, 20.87 feet to a point on the Northerly maintained right of way line of Ayers Road, as per Hernando County Board of County Commissioners Resolution No. 87-26 filed in O.R. 646, Page 492 of the Public Records of Hernando County, Florida; thence the following two (2) courses along said Northerly right of way line:
 - (1) N 89 degrees 55' 38" W 1004.40 feet; thence N 89 degrees 56' 38" W, 4.95 feet to a point on the West boundary of said certain parcel, said boundary being the East boundary of that certain parcel of land described in O.R. 320, Page 358; thence N 00 degrees 24' 42" E, along said West boundary 15.92 feet; thence N 89 degrees 47' 32" E, 1009.38 feet to the Point of Beginning.

Description (Ayers - 25 Flood Plain Mitigation Parcel)

A portion of that certain parcel of land described in O.R. 103, Page 302 of the Public Records of Hernando County, Florida, lying in Section 27, Township 23 South, Range 19 East, Hernando County, Florida, being more particularly described as follows: For a point of reference commence at the Northeast corner of said Section 27, thence S 89 degrees 49' 12" W along the North boundary of said Section 27, 625.42 feet; thence the following two (2) courses along the West boundary of the East 625.39 feet of said Section 27, said West boundary being the East boundary of said certain parcel of land described in O.R. 103, Page 302;

- (1) S 00 degrees 23' 48" W, 2643.86 feet;
- (2) S 00 degrees 23' 47" W, 1223.34 feet; thence S 89 degrees 47' 32" W, 231.93 feet for a Point of Beginning; thence continue S 89 degrees 47' 32" W, 242.02 feet to a Point "A"; thence N 00 degrees 28' 48" E, 198.01 feet; thence N 89 degrees 47' 32" E, 242.02 feet; thence S 00 degrees 28' 48" W 198.01 feet to the Point of Beginning.

DESCRIPTION (Ayers - 25 Flood Plain Mitigation Parcel)

For a point of reference commence at the aforementioned Point "A"; thence S 89 degrees 47' 32" W, 36.00 feet for a Point of Beginning; thence continue S 89 degrees 47' 32" W, 237.02 feet; thence N 33 degrees 57' 28" E, 239.30 feet; thence N 89 degrees 47' 32" E, 105.01 feet; thence S 00 degrees 28' 48" W, 198.01 feet to the Point of Beginning.

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