

2/1/11
This Instrument Prepared By:
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QUITCLAIM DEED

THIS QUITCLAIM DEED, made on this 28th day of June, 2011, by Leslie K. Fox, single, whose post office address is 5141 Mill Ave., Spring Hill, FL 34608, thereafter called "Grantor," and THE LESLIE K. FOX LIVING TRUST dated the 28th day of June, 2011, Leslie K. Fox, TRUSTOR and/or TRUSTEE, whose post office address is 5141 Mill Ave., Spring Hill, FL 34608, hereinafter called "Grantee,"

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(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged hereby remise, release, and quitclaim unto the Grantee forever, all the right, title, interest, claim, and demand which Grantor has in the following described lot, piece, or parcel of land, situated, lying, and being in the County of Hernando, State of Florida, viz:

Lot 2, Block 1092, Spring Hill, Unit 17, according to the plat thereof as recorded in Plat Book 9, Pages 31 through 46, inclusive, of the public records of Hernando County, Florida.

Subject to easements, covenants, conditions, restrictions, reservations of record, if any, applicable zoning regulations and ordinances, and taxes for the current and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behoof of said Grantee forever.

This deed is being prepared without the benefit of a title search and is the Grantor's homestead. Regarding Homestead, Trustee reserves the right to reside upon any property placed into this trust as Trustee's permanent residence during Trustee's life, it being the intent of this provision to preserve in Trustee the requisite beneficial interest and possessory right in and to such real property, to comply with Section 196.041(2) of the Florida Statutes, such that Trustee's possessory right constitutes in all respects, "equitable title in real estate," as that term is used in Section 6, Article 7 of the Constitution of the State of Florida.

Leslie K. Fox, as TRUSTEE, shall have the independent power and authority to protect, conserve, sell, lease, 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, sell, lease, encumber, or otherwise manage and dispose of the real property described in this deed.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth in THE LESLIE K. FOX LIVING TRUST dated the 28th day of June, 2011, Leslie K. Fox, TRUSTOR(S) and/or TRUSTEE(S). However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed in the aforementioned county:

- A. The written resignation of the prior TRUSTEE(S) sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior TRUSTEE(S).
- C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE(S) incapacitated or removing said TRUSTEE(S) for any reason.
- D. The written certificates of two physicians currently practicing medicine that the TRUSTEE(S) is physically or mentally incapable of handling the duties of TRUSTEE(S).
- E. The written removal of a Successor TRUSTEE(S) and/or the appointment of an additional Successor TRUSTEE(S) by either of the GRANTORS sworn to and acknowledged before a notary public; this right being reserved to either GRANTOR.

IN WITNESS WHEREOF, Grantors have hereunder set their hand and seal the day and year first above written.

Leslie K. Fox

Leslie K. Fox, Grantor

Witnesses:

[Signature]

Witness:

Lawrence Monro

[Signature]

Witness:

Peter Gotsis

WITNESSES PLEASE PRINT NAME BELOW SIGNATURE

STATE OF FLORIDA

COUNTY OF HERNANDO

THE FOREGOING instrument was acknowledged before me this 18th day of June, 20 11, by Leslie K. Fox, to be known or who presented drivers license as identification and who personally appeared before at the time of notarization and who did/did not take an oath.

WITNESS my hand and official seal.

Signature: [Signature]

Name: Elizabeth B Smith

My Commission Expires:

