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PREPARED BY AND AFTER RECORDING RETURN TO:

Howard P. Ross, Esquire

Battaglia, Ross, Dicus & Wein, P.A.

980 Tyrone Boulevard

St. Petersburg, FL 33710

Property No.90-176 Pasco Ranch Hernando

Folio Nos.: R15-423-21-0000-0130-0000 R16-423-21-0000-0010-0000

R09-123-21-1120-0000-0330 R15-123-21-1070-00M0-0080

WARRANTY DEED

THIS WARRANTY DEED is given this 26 day of July, 2013 by, THE KRAUSS-MILLER-LUTZ CHARITABLE TRUST FOUNDATION, INC., a Florida not-for-profit corporation, the successor in interest to THE ELMER J. KRAUSS THIRD AMENDED AND RESTATED TRUST AGREEMENT dated December 14, 2000 f/k/a THE ELMER J. KRAUSS REVOCABLE TRUST AGREEMENT AS RESTATED AND AMENDED BY AGREEMENT DATED JUNE 1, 1990, whose address is 715 North Sherrill Street, Tampa, FL 33609 ("**Grantor**"), to KML PROPERTIES, LLC, a Florida limited liability company whose address is 715 North Sherrill Street, Tampa, FL 33609 ("**Grantee**").

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs, successors and assigns forever, the following real property, in HERNANDO COUNTY, FLORIDA, described as follows:

SEE ATTACHED EXHIBIT 'A'

TOGETHER with any and all leases, oral and written, recorded and un-recorded, as may pertain to the subject property.

TOGETHER with all of 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 does hereby covenant with the Grantee that the Grantor is fully seized of the described real property in fee simple; that the Grantor has good right and lawful authority to sell and convey the described real property; that the described real property is free from encumbrances, except as indicated herein; that the Grantee shall have quiet possession of the described real property; that the and that the Grantors hereby fully warrants the title to the described real property and will defend the same against the lawful claims of all persons whomsoever.

DOCUMENTARY STAMPS WERE PAID FOR A DEED RECORDED IN OR BOOK 1990 PAGE 1531, PUBLIC RECORDS HERNANDO COUNTY AND REFUNDED UPON APPLICATION FOR A REFUND FOR THE SAME REASONS AS WHY MINIMUM DOCUMENTARY STAMPS ARE BEING PLACED ON THIS DEED. THE BENEFICIARIES OF THE GRANTEE IN THAT DEED ARE IDENTICAL AS AND IN THE SAME PROPORTIONS AS THE MEMBERS OF THE GRANTEE IN THIS DEED. THE PROPERTY IS UNENCUMBERED. IN SUBSTANCE THERE IS NO PURCHASER OF THE ABOVE DESCRIBED PROPERTY; NO CONSIDERATION WAS PAID OR RECEIVED AND THERE WAS NO EXCHANGE OF ONE ASSET FOR ANOTHER. IN SUBSTANCE THIS TRANSFER IS OF NO GREATER SHARE THAN THE TRANSFEREE WAS ENTITLED TO RECEIVE UNDER THE TRANSFEROR TRUST

IN WITNESS WHEREOF, the Grantor has executed this deed as of the day and year first above written.

Signed and delivered in our presence:

[Signature]
Signature of Witness #1

Marina Aguilera
Print Name of Witness #1

[Signature]
Signature of Witness #2

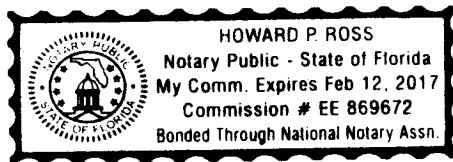
Howard P. Ross
Print Name of Witness #2

THE KRAUSS-MILLER-LUTZ CHARITABLE TRUST FOUNDATION, INC., a Florida not for profit corporation the successor in interest to The Elmer J. Krauss Third Amended And Restated Trust Agreement dated December 14, 2000 f/k/a The Elmer J. Krauss Revocable Trust Agreement as Restated and Amended by Agreement dated June 1, 1990, as further Restated and Amended by Agreement dated April 22, 1997, as further Amended by Document dated February 25, 1998, as Amended or Revised from time to time pursuant to an order of the Court dated September 28, 2004 in Case No.:04-CP-001333, Division A filed in the Circuit Court for Hillsborough County, Florida.

By: [Signature]
John E. Kearney
ITS: President

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 26 day of July, 2013 by John E. Kearney, the President of THE KRAUSS-MILLER-LUTZ CHARITABLE TRUST FOUNDATION, INC., a Florida not for profit corporation on behalf of the corporation who is personally known to me or who produced _____ as identification.



[Signature]
Signature of Notary Public
Howard P. Ross
Print name of Notary Public
Notary Public, State of Florida

EXHIBIT "A"

PARCEL NO. 1

Lot 33, Small Farms Division of River Heights Estates Second Addition, according to the map or plat thereof as recorded in Plat Book 5, Page(s) 87 through 90, inclusive, Public Records of Hernando County, Florida.

PARCEL NO. 2

Lot 8, Block M, Riverdale Section No. Two, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 34, Public Records of Hernando County, Florida.

PARCEL NO. 3

All that part of the Northwest 1/4 of the Northwest 1/4 lying West of the Withlacoochee River AND all that part of the South 3/4 of the West 1/2 lying West of the Withlacoochee River, all lying in Section 15, Township 23 Smith, Range 21 East, Hernando County, Florida.

PARCEL NO. 4

All that part oldie NE 1/4 and East 1/2 of the Southeast 1/4 lying East of the Railroad right-of-way in Section 16, Township 23 South, Range 21 East; LESS those land described as follows: Beginning at the NE. corner of Section 16, Township 23 South, Range 21 East, which Section corner is located on the West bank of the Withlacoochee River, thence run West approximately 1142.86 feet to a point on the North Section line of Section 16, Township 23 South, Range 21 East, which point is the Southeast corner of Lot 33 of River Heights Estates Second Addition, as recorded in Plat Book 5, Page 90, thence South and parallel to the East Section line of Section 16, Township 23 South, Range 21 East, 300 feet to a point, thence East and parallel to the North Section line of Section 16, Township 23 South, Range 21 East, approximately 1142.86 feet to a point on the West bank of the Withlacoochee River, thence North along the West boundary of the Withlacoochee River to the Point of Beginning.

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