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NO CONSIDERATION
Return to and prepared by
Sean E. Hengesbach, Esq.
Hengesbach & Hengesbach, P.A.
5438 Spring Hill Drive
Spring Hill, Florida 34606

Parcel I.D. No.: R32 323 17 5210 1395 0090

DEED OF CONVEYANCE TO TRUST

THIS WARRANTY DEED, made the 4th day of September, 2014, between JEFFREY A. PHILLIPS and MARY E. PHILLIPS, husband and wife with no minor children, whose address is 2016 Arbuckle Road, Spring Hill, FL 34608, Grantor, and JEFFREY A. PHILLIPS and MARY E. PHILLIPS, Co-Trustees under Agreement dated September 4, 2014 (The Jeffrey A. Phillips and Mary E. Phillips Revocable Living Trust), Made By JEFFREY A. PHILLIPS And MARY E. PHILLIPS, whose address is 2016 Arbuckle Road, Spring Hill, FL 34608, Grantee. The Grantor's and Grantee's addresses are the same.

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to said Grantee and Grantee's successors and assigns forever the following described land situate in Hernando County, Florida, to wit:

Lot 9, Block 1395, SPRING HILL, UNIT 21, as per plat thereof as recorded in Plat Book 9 pages 81-96, Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein, the terms "Grantor", "Grantee" and "Trustee" shall be construed as singular or plural as the context requires.

Either JEFFREY A. PHILLIPS or MARY E. PHILLIPS, as Co-Trustees, acting alone and without the signature of the other Co-Trustee, shall have the independent power and authority to protect, conserve, and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

All Trustees and Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the Trustee and all Successor Trustees shall extend to any and all rights which the Grantor possesses in the above described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor including homestead; and the Trustee is appointed as the attorney in fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

The written acceptance by a Successor Trustee recorded among the public records of the county where the real property described above is located, together with evidence of Trustee's death, disability or resignation, shall be deemed conclusive proof that compliance with the successor trustee provisions of the aforesaid trust has occurred. Evidence shall consist of one or more of the following being recorded in the aforementioned county:

- (1) The written resignation of the prior Trustee sworn to and acknowledged before a Notary Public.
- (2) A certified death certificate of the prior Trustee.
- (3) The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing the Trustee for any reason.
- (4) The written certificate of a licensed physician currently practicing medicine that the Trustee is either mentally or physically incapable of attending to business and financial affairs.

- (5) The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by either of the Grantors, sworn to and acknowledged before a notary public; this right being reserved to either JEFFREY A. PHILLIPS or MARY E. PHILLIPS.

The terms of the Trust also permit the Grantee as beneficiary of the Trust to be the named Insured on any homeowner's insurance policy.

The parties to this conveyance hereby confirm that under the terms of the trust referred to in the subject conveyance, the grantor has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to Florida Statute 196.041(2); the terms of the Trust also permit the Grantee as beneficiary of the Trust to be the named insured on any homeowner's insurance policy.

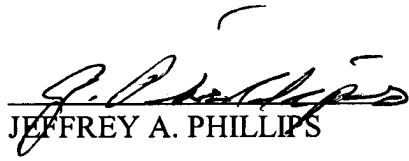
the terms of the Trust also permit the Grantee as beneficiary of the Trust to be the named insured on any homeowner's insurance policy.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2014 and subsequent years, and all mortgages of record which the Grantee herein assumes and agrees to pay.

Dated this 4th day of September, 2014.

Signed, sealed and delivered
in the presence of:

Printed: SEAN E. HENGESBACH


JEFFREY A. PHILLIPS

Printed: ASHLEY M. LONG


MARY E. PHILLIPS

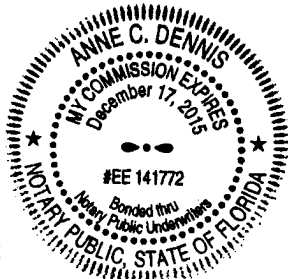
Printed: SEAN E. HENGESBACH


Printed: ASHLEY M. LONG

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY on this day before me, an officer duly authorized to take acknowledgments, personally appeared JEFFREY A. PHILLIPS and MARY E. PHILLIPS who produced Driver Licenses as identification, and acknowledged that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of September, 2014.




NOTARY PUBLIC
Printed: ANNE C. DENNIS

My Commission expires:

Hengesbach & Hengesbach, P.A. hereby certifies that this instrument was prepared based upon information supplied by the parties hereto. Hengesbach & Hengesbach, P.A. does not guarantee either marketability of title or accuracy of description as examination of title of the property was not performed.