

Return to and prepared by
Sean E. Hengesbach, Esq.
Law Offices of Sean E. Hengesbach, P.A.
R-ENV 5438 Spring Hill Drive
Spring Hill, Florida 34606

Parcel I.D. No.: R26 222 17 2291 0050 0180
(Consideration: \$None)

TRUSTEE'S DEED

THIS INDENTURE, executed the 30 day of September, 2014, between JEAN MARIE HARSHBARGER, an unmarried woman, individually and as Successor Trustee of The HARSHBARGER TRUST AGREEMENT UTD AUGUST 20, 1991, as amended and restated, Party of the First Part, whose address is: 7341 Berwick Way, Weeki Wachee, Florida 34613; and THAD R. HARSHBARGER and JEAN MARIE HARSHBARGER, Parties of the Second Part, whose address is: 7341 Berwick Way, Weeki Wachee, Florida 34613;

WITNESSETH: The Party of the First Part, pursuant to power and authority granted to her as Successor Trustee of The Harshbarger Trust Agreement UTD August 20, 1991, as amended and restated and in consideration of the sum of Ten Dollars and other good and valuable consideration, does hereby grant, bargain, sell and convey unto the Parties of the Second Part, their heirs and assigns, that certain real property situate in Hernando County, Florida, more particularly described as follows:

Lot 18, Block 5, ROYAL HIGHLANDS WEST, THE HEATHER, according to the plat thereof recorded in Plat Book 13, page 41, public records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record.

Grantor hereby states that the described property is the homestead of the Grantor/Successor Trustee.

Grantor covenants with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

To have and to hold the same to the Parties of the Second Part, and to their heirs and assigns forever.

And Grantor does covenant to and with the Grantees, the Grantees' heirs, personal representative, successors and assigns that she presently serves as Successor Trustee under The Harshbarger Trust Agreement UTD August 20, 1991, as amended and restated; that said Trust has not been amended or revoked as to the above described real property and is currently in full force and effect;

That JEAN MARIE HARSHBARGER, as Successor Trustee, is empowered by said Trust to enter into this Deed and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

Grantor herein does swear, affirm and warrant that Thad L. Harshbarger died on March 18, 1998 and Greeba Q. Harshbarger died on May 13, 2014.

In witness whereof, the Party of the First Part has set her hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

Jesi Rose Hanna
Printed: JESI ROSE HANNA

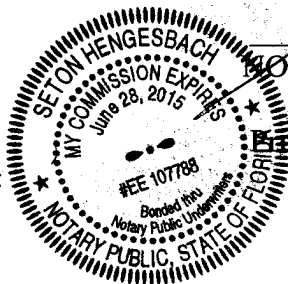
JEAN MARIE HARSHBARGER
JEAN MARIE HARSHBARGER, Successor Trustee of The Harshbarger Trust Agreement UTD August 20, 1991, as amended and restated

Seton T. Hengesbach
Printed: Seton T. Hengesbach
STATE OF FLORIDA
COUNTY OF HERNANDO

I hereby certify that on this day, before me an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared JEAN MARIE HARSHBARGER, Successor Trustee of The Harshbarger Trust Agreement UTD August 20, 1991, as amended and restated, who produced FLORIDA LICENSE as identification, and acknowledged that she executed the Trustee's Deed and did take an oath.

Witness my hand and official seal this 30 day of September, 2014.

My Commission Expires:



Seton T. Hengesbach
NOTARY PUBLIC

Printed: Seton T. Hengesbach

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.