

Prepared by and return to:  
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11373 Countryway Blvd.  
Tampa, FL 33626

File No. 160043L

**WARRANTY DEED TO TRUSTEE**

THIS WARRANTY DEED Made this 24<sup>th</sup> day of March, 2016 by Florida Eagle Investments, LLC, a Florida limited liability company, 8323 Arcola Avenue, Hudson, FL 34667, Grantor, to D.W. Maxwell, P.A., as Trustee under the Summercrest Trust, dated March 24, 2016 with full power and authority, to protect, conserve sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statute 689.071, Grantee, whose post office address is 4142 Mariner Blvd., Suite 603, Spring Hill, FL 34609.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all the certain land situated in Hernando county, Florida viz:

Lot 13, of TIMBER PINES TRACT 49, according to the Plat thereof, as recorded in Plat Book 27, Page 29, of the Public Records of Hernando County, Florida.

Tax Parcel I.D. No. R22 223 17 6490 0000 0130

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whosoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

THE INTEREST of the beneficiaries under said Trust is personal property. Persons dealing with Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in the rights, proceeds and avails of Trust Property, not in the title, legal or equitable, of said real estate. The liability of the Trustee under this deed and the trust Agreement is limited to the assets of the trust and the Trustee hereunder has no personal liability whatsoever.

IN THE EVENT of death of the Trustee the following persons are nominated successor trustees in order of their listings. The filing of a death certificate of the original Trustee, along with an Affidavit of Acceptance by the First Successor Trustee shall be effective to vest title to him. Filing of a death certificate of a Successor Trustee or an Affidavit of Acceptance by an Alternate Successor Trustee, along with an Affidavit of Acceptance by an Alternate Successor shall be effective to vest title in such Alternate Successor Trustee.

SUCCESSOR TRUSTEE: \_\_\_\_\_

ALTERNATE SUCCESSOR TRUSTEE: \_\_\_\_\_

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

SIGNED, SEALED & DELIVERED:

[Signature]  
\_\_\_\_\_

Florida Eagle Investments, LLC,  
a Florida limited liability company  
By: [Signature]  
Dennis W Maxwell, Managing Member

Print Name Barbara M. Brown

[Signature]  
Print Name Rachel Sterlein

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 Dennis W Maxwell, Managing Member of Florida Eagle Investments, LLC, a Florida limited liability company, \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument and \_\_\_\_\_ acknowledged before me that \_\_\_\_\_ executed same.

WITNESS my hand and official seal in the county and state aforesaid this 24<sup>th</sup> day of March, 2016.

[Signature]  
Notary Public

Print Name: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

