

This instrument prepared by:  
AMANDA J. GERMANN, ESQUIRE  
GERMANN & GERMANN, P.A.  
5327 Commercial Way  
Park Place, Suite B-109  
Spring Hill, Florida 34606  
(352) 596-0526

**TRUSTEE'S DISTRIBUTIVE DEED**

THIS INDENTURE made this 10<sup>th</sup> day of November, 2020 between  
**FRANKLIN G. ZIMMER, JR. a/k/a FRANK ZIMMER, Successor Trustee of: The Dorothy  
Zimmer Revocable Trust Agreement dated August 16, 2018**, whose mailing address is: 13282  
Don Loop, Spring Hill, FL 34609, in the County of Hernando, State of Florida, **grantor**,

**and**

**FRANKLIN G. ZIMMER, JR. a/k/a FRANK ZIMMER**, whose mailing address is: 13282 Don  
Loop, Spring Hill, FL 34609, in the County of Hernando, State of Florida, as **grantee**:

WITNESSETH, that said grantor, for and in consideration of the sum of Ten and no/100  
Dollars (\$10.00), and other good and valuable consideration to said grantor(s) in hand paid by said  
grantee(s), the receipt whereof is hereby acknowledged has/have granted, bargained and sold to the  
said grantee(s), and grantee's(s') heirs and assigns forever, the following described land, situate, lying  
and being in Hernando County, Florida, to-wit:

**13282 DON LOOP, SPRING HILL, FL 34609**

**Parcel Number: R16-223-18-1362-0000-0310**

**Lot 31, AMBER WOODS, PHASE II, as per plat thereof recorded in Plat Book 20,  
Pages 42-43, Public Records of Hernando County, Florida.**

**SUBJECT TO EASEMENTS, RESERVATIONS, AND RESTRICTIONS OF RECORD**

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of  
said land in fee simple; that it has good, right, and lawful authority to sell and convey said land; and  
it will defend the same against the lawful claims of all persons claiming by, through, or under the said  
grantor.

**CERTIFICATE**


I hereby certify that I prepared this instrument  
form information given to me by the parties hereto.  
I do not guarantee either marketability of title or  
accuracy of description, as I did not search the  
title of the property involved.

INITIALS

IN WITNESS WHEREOF, the grantor(s) has/have hereunto set his/her or their hand(s) and seal(s) the day and year first above written.

Signed in the presence of:

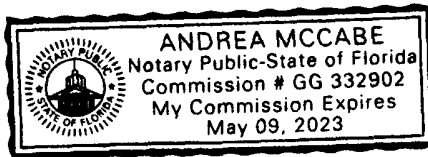
  
AMANDA J. GERMANN

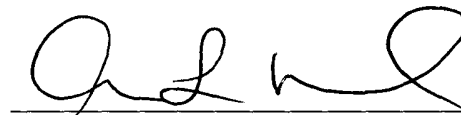
  
FRANKLIN G. ZIMMER, JR. a/k/a  
FRANK ZIMMER  
As Successor Trustee of The Dorothy  
Zimmer Revocable Trust Agreement dated  
August 16, 2018

  
ANDREA L. McCABE

**THE STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of November, 2020, by **FRANKLIN G. ZIMMER, JR. a/k/a FRANK ZIMMER as Successor Trustee of The Dorothy Zimmer Revocable Trust Agreement dated August 16, 2018**, who has produced identification, or who is personally known by me, and who executed the foregoing instrument, and who acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.



  
Notary Public

Personally Known: \_\_\_\_\_ Produced Identification:  \_\_\_\_\_  
Type of Identification Produced: FL DL