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Prepared by and return to:
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File No.: 2220-0100

TRUSTEE DEED

THIS TRUSTEE DEED, made the ____ day of November, 2023 by and between BARBARA DUNCAN, a single person ("Grantor") whose address is 1101 Dagmar Ave, Spring Hill, Florida 34606 and BARBARA L. DUNCAN as surviving Trustee of the John W. Duncan and Barbara L. Duncan Declaration of Trust Dated November 5, 2001 which Trustee pursuant to said Trust has the power and authority either to protect, conserve and to sell, or to lease or to encumber or otherwise manage and dispose of the real property described in this Trustee Deed, whose address is 1101 Dagmar Ave, Spring Hill, Florida 34606 ("Grantee"). ("Grantor" and "Grantee" are used for the singular and plural, as the context demands).

WITNESSETH

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

Lot 3 and Lot 4, Block 301, SPRING HILL, UNIT 6, according to the map or plat thereof, as recorded in Plat book 8, Pages 1-10, of the Public Records of Hernando County, Florida.

aka 1101 Dagmar Ave, Spring Hill, Florida 34606

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities.

TOGETHER with all the tenements, hereditament 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 the 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 liens and encumbrances except for taxes and assessments for 2023 and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

[SIGNATURE ON NEXT PAGE]

