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D.10

O.R. 881 PG 1795

Folio #: 995999

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WARRANTY DEED

THIS INDENTURE, Made this 2 day of September, 1992, by and between Lee B. Reed, [wife, Marjorie G. Reed is now deceased], individually, hereinafter referred to as Grantor, and LEE B. REED AS TRUSTEE OF THE LEE B. REED REVOCABLE TRUST by AGREEMENT, dated September 2, 1992, hereinafter referred to as Trustee, whose post office address 34102 Ringwalt Drive, Dade City, Florida 33525-8626.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer to Trustee, his successors and assigns forever, all that certain parcel of land lying and being in the County of Hernando, State of Florida, as recorded in Official Record Book 533, Page 1414 of Hernando County, Florida, more particularly described as follows:

Lot E, Block 8, WHISPERING OAKS ESTATES, PHASE I - D, as per plat thereof recorded in Plat Book 18, Page 55, Public Records of Hernando County, Florida.

Documentary Tax Pd. \$ 20
State Tax Pd. \$ —
Notary Clerk of Circuit Ct.
Hernando County, Florida.
Glen R. [Signature] DC

Subject to: Mortgages, Restrictions, Reservations, and Easements of record.

WHEREAS, Grantor wishes to distribute said property to the Trustee and evidence the release of the property and to confer on the Trustee the power and authority either to protect, conserve, sell or lease, encumber or otherwise to manage and dispose of the real property described here above, including but not limited to all powers listed in Florida Statute 689.071;

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same in fee simple forever. And the Grantor does covenant with the said Trustee that they are lawfully seized of said premises, that they are free from all encumbrances, other than those of record, and that they have good right and lawful authority to sell the same; and that the Grantor does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of persons whomsoever.

PLEASE RETURN TO:
Jeffrey H. Winick, Esq.
328 W. Bearss Ave., Ste. B
Tampa, Florida 33613

EW

By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding, and;

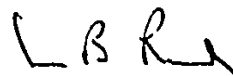
The Trustee is vested with full rights of ownership over the above-described real estate, and Trustee is specifically granted and given the power and authority to:

1. Hold, manage, care for and protect trust property.
2. Cause any property, real or personal, belonging to the trust to be held or registered in the Trustee's name.
3. Perform other acts necessary or appropriate for the proper administration of the trust, and to execute and deliver necessary instruments and give full receipts and discharges.
4. To exercise all powers confirmed upon the Trustee pursuant to Florida Statutes, Section 737.402, as that statute may now exist or be hereafter amended.

Each and every power hereinabove set forth may be exercised by any Trustee of the Trust. Any instrument executed by any such Trustee or any act taken by any such Trustee shall be binding upon the trust and all of the Trustees as fully and completely as if all Trustees had executed said instrument or taken said action, and;

Any Successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any successor Trustee under this instrument and acknowledged by such Trustee before a Notary Public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustee(s) who from time to time are serving under it.

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



Lee B. Reed, Grantor
34102 Ringwalt Drive
Dade City, Florida 33525-8626

Signed, Sealed and Delivered in
Our Presence:

Deborah L. Hoiler
Witness - Signature

Mark R. Prue
Witness - Signature

(PLEASE PRINT) - WITNESS:

Deborah L. Hoiler
Name

Mark R. Prue
Name

37316 RUTLEDGE DRIVE
Address

2247 FOGGY RIDGE PKWY.
Address

ZEPHYRHILLS FL 33541
City, State, Zip Code

LANDO LAKES FL 34639
City, State, Zip Code

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing Warranty Deed was acknowledged before me this 2
day of September, 1992, by Lee B. Reed, Grantor, and
DEBORAH L. HOILER and MARK R. PRUE, the
witnesses, who are personally known to me or who have produced
N/A as identification and who did take an oath.

NOTARY PUBLIC:

Jeffrey H. Winick (sign)

JEFFREY H. WINICK (print)

State of Florida at Large

My Commission expires:

CC086518



The undersigned Trustee caused this instrument to be signed, and
its seal to be signed, and its seal to be affixed, on this 2 day
of September, 1992.

By: L B Reed, Lee B. Reed, Trustee

Prepared by the Law Office of Jeffrey H. Winick, 328 W. Bearss
Avenue, Suite B, Tampa, Florida 33613. The preparer of this deed
has made no opinion as to title of this property.