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WARRANTY DEED

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THIS INDENTURE, made this 1st day of March, 1993, BETWEEN,

JOHN CIURCZAK AND HELEN CIURCZAK, of the County of Hernando, State of Florida, as **GRANTORS***, whose address is 5428 Ashland Drive, Spring Hill, FL 34606; and,

JOHN CIURCZAK AND HELEN CIURCZAK, as **TRUSTEES OF THE "JOHN CIURCZAK AND HELEN CIURCZAK TRUST AGREEMENT DATED March 1, 1993,"** with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described below, and with **GREGORY JOHN CIURCZAK** to be the Successor Trustee of the aforesaid Trust, upon the death, disability, or resignation of **JOHN CIURCZAK AND HELEN CIURCZAK**,

whose post office address is: 5428 Ashland Drive, Spring Hill, FL 34606, **GRANTEE***

WITNESSETH that said grantors, for and in consideration of the sum of TEN AND 00/100 DOLLARS, and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever the following described land, situate, lying and being in Hernando County, Florida, to-wit:

Lot 5, Block 22, Spring Hill, Unit 1, as per plat or map thereof, as recorded in the Public Records of Hernando County, Florida.

Subject to easements and restrictions of record.

Subject to taxes and assessments for the year 1993 and thereafter.

TAX PARCEL [REDACTED]

Documentary Tax Pd. \$.70

Intangible Tax Pd. \$—

Karen Nicolai, Clerk of Circuit Ct.
Hernando County, Florida

[Signature] D.C.

The written acceptance by **GREGORY JOHN CIURCZAK**, recorded among the public records of the County where the real property described above is located, together with evidence of **JOHN CIURCZAK AND HELEN CIURCZAK'S** death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the aforesaid trust have been complied with. Evidence of **JOHN CIURCZAK AND HELEN CIURCZAK'S** deaths shall consist of certified copies of their death certificates. Evidence of their disability shall consist of a licensed physician's affidavit establishing that **JOHN CIURCZAK AND HELEN CIURCZAK** are incapable of performing their duties as Trustees of the aforesaid Trust. Evidence of **JOHN CIURCZAK AND HELEN CIURCZAK'S** resignation shall consist of a resignation, duly executed and acknowledged by them. The Successor Trustee shall have the same powers granted by **JOHN CIURCZAK AND HELEN CIURCZAK**, the original Trustees, as set forth above.

Said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor", "Grantee", and "Trustee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

William T. Charnock, III
Witness Signature

WILLIAM T. CHARNOCK, III

Tamara Jo Potts
Printed Name

Tamara Jo Potts
Witness Signature

TAMARA JO POTTS

Tamara Jo Potts
Printed Name

John Ciurczak
JOHN CIURCZAK

5428 Ashland Drive
Spring Hill, FL 34606

Helen Ciurczak
HELEN CIURCZAK

5428 Ashland Drive
Spring Hill, FL 34606

STATE OF FLORIDA

COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgements, personally appeared **JOHN CIURCZAK AND HELEN CIURCZAK**, and who is personally known to me and who did not take an oath.

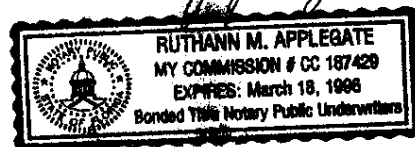
WITNESS my hand and official seal in the County and State last aforesaid this 1st day of March, 1993.

Notary Public

Ruthann M. Applegate

PREPARED BY:
WILLIAM T. CHARNOCK, III
Attorney at Law
5358 Spring Hill Drive
Spring Hill, FL 34606
(904) 683-0612

RETURN TO:
JOHN CIURCZAK
5428 Ashland Drive
Spring Hill, FL 34606



CERTIFICATE

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM 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.