

Prepared by & Return to:
George N. Klimis, Esquire
30 North Ring Avenue, Ste. 400
Tarpon Springs, Florida 34689

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FILED FOR RECORD
KAREN NICOLAI, CLERK
HERNANDO COUNTY, FL

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DEED

THIS INDENTURE made this 29th day of March, 1994, by and between **Lorraine M. Cacioppo n/k/a Lorraine Erceg, a married person**, whose post office address is 7344 Royal Oak Drive, Spring Hill, Florida 34607, hereinafter referred to as "GRANTOR" and **Lorraine Cacioppo n/k/a Lorraine Erceg**, as Trustee of the **LORRAINE CACIOPPPO n/k/a LORRAINE ERCEG REVOCABLE TRUST, as amended**, dated the 6th day of June, 1991, hereinafter referred to as "GRANTEE", whose post office address is 7344 Royal Oak Drive, Spring Hill, Florida 34607.

WITNESSETH; Grantor, in consideration of the sum of Ten (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his successors and assigns, all Grantor's interest in the following described property, situate in **Hernando** County, Florida to wit:

Lot 15, Block "A", POTTERFIELD GARDEN ACRES, as per plat thereof recorded in Plat Book 5, Page 20, Public Records of Hernando County, Florida.

GRANTOR HEREBY COVENANTS AND WARRANTS THAT THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR, NOR CONTIGUOUS TO THE HOMESTEAD OF GRANTOR, WHO RESIDES AT 7344 Royal Oak Drive, Spring Hill, Florida 34607 WHICH IS NOT THE PROPERTY I HEREBY CONVEY.

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO AND I DO NOT GUARANTY EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED. GEORGE N. KLIMIS, ESQUIRE.

SUBJECT to easements, covenants and restrictions of record.

SUBJECT to taxes and assessments for 1993 and subsequent years.

Grantee TIN # [REDACTED]
Property Parcel ID # 28-222-18-3040-00A0-0150.

TOGETHER with all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining;

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and Trustee is

U. R. 963 PG 0063

Documentary Tax Pd. \$ 70
Intangible Tax Pd. \$ —
Karen Nicolai, Clerk of Circuit Ct.
Hernando County, Florida
By [Signature] D.C.

specifically granted and given the power and authority:

(a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

(c) To execute leases and subleases for terms as long as twenty years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

(d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

(e) To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes, 1988, as amended from time to time;

(f) The Trustee's liability hereunder, under the Trust Agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto;

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated the 6th day of June, 1991, and any amendments or restatements thereto.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to, Grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the indemnification or status of any beneficiary under this Deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this Deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto collateral hereto.

4. The Grantor recites that this conveyance is made in conformance with the provisions of Section 689.071, Florida Statutes.

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

6. Each and every power hereinabove set forth may be exercised by any Trustee. Any instrument executed by an Trustee or any act taken by any 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.

7. Successor Trustee(s) are named in the Trust. The 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 an Trustee or any Successor Trustee under this instrument and acknowledged by him/her 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 is/are serving under it.

IN WITNESS WHEREOF, the grantor has signed and sealed this Deed the date above written.

SIGNED, SEALED AND DELIVERED
in the presence of:

Witness #1: GEORGE N. KLIMIS

Witness #2: Terry Rusin

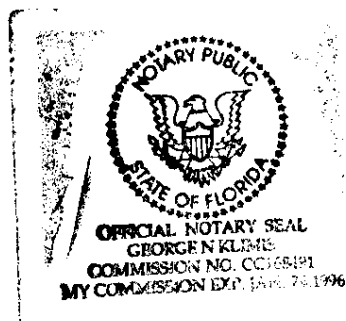
STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 29 day of March, 1994 by Lorraine M. Cacioppo n/k/a Lorraine Erceg, a married person, who is personally known to me and who did take an oath.

Notary- GEORGE N. KLIMIS

My commission expires:

SEAL



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