

19.50
1.70
1.00 index

BK 1178 PG 2190

951345

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

THIS INSTRUMENT PREPARED
BY AND PLEASE RETURN TO:

RICHARD M. ROBBINS *CR*
Attorney at Law
1230 South Myrtle Avenue, Suite 302
Clearwater, FL 34616

*97 APR 9 PM 2 08
VERIFIED BY: *CAS* D.C.

GEORGE F. WEISS'S SOCIAL SECURITY NO. [REDACTED]
LUCILLE O. WEISS'S SOCIAL SECURITY NO. [REDACTED]

PARCEL IDENTIFICATION NO. (KEY NO.) 1099439 0

WARRANTY DEED

THIS INDENTURE, made this 19th day of March, 1997,
between LUCILLE O. WEISS, a married woman, of the County of
Pinellas and State of Florida, Grantor, and GEORGE F. WEISS and
LUCILLE O. WEISS, Trustees of the GEORGE F. WEISS AND LUCILLE O.
WEISS TRUST, under that certain Trust Agreement dated March 14,
1986, made by GEORGE F. WEISS and LUCILLE O. WEISS, Grantors and
Trustees, 7860 126th Avenue N, Largo, FL 34643, of the County of
Pinellas and State of Florida, Grantees. Grantor and Grantees
addresses are the same.

WITNESSETH, that the said Grantor, for and in
consideration of the sum of Ten (\$10.00) Dollars and other
valuable consideration, to her in hand paid, the receipt whereof
is hereby acknowledged, has granted, bargained, sold and
transferred, and by these presents does grant, bargain, sell and
transfer unto the said Grantees and the said Grantees successors,
and assigns forever all that certain parcel of land lying and
being in the County of Citrus and State of Florida, more
particularly described as follows:

HOURGLASS LAKE REPLAT, Lot 9, Block F.
Official Records Book 467, Page 136 and Quit
Claim Deed recorded in Official Records Book
617, Page 1327; Section 33, Township 18S,
Range 17 East, of the Public Records of
Citrus County, Florida.

Documentary Tax Paid
\$ 10
Intangible Tax Paid
\$ _____
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: *[Signature]* D.C.

BK 1178PG2191

The subject property is not homestead property, and the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor, Grantee, Trustee shall be construed as singular or plural as the context requires.

Either GEORGE F. WEISS or LUCILLE O. WEISS, as Co-Trustees, acting alone and without the signature of the other Co-Trustee, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

If either GEORGE F. WEISS or LUCILLE O. WEISS cannot continue to serve as Co-Trustee, then the other shall serve as the sole Trustee. If neither GEORGE F. WEISS nor LUCILLE O. WEISS can continue to serve as Trustee, then the Co-Successor Trustees shall be the Grantors daughter, MEREDITH ST. CLAIR, and friend, NORMA L. LOHKAMP, or the other if one cannot serve. If MEREDITH ST. CLAIR and NORMA L. LOHKAMP both cannot serve or continue to serve as Co-Trustees, then the Co-Successor Trustees shall be the Grantors children, ALISON AKERS and JEFFREY WEISS, or the other if one cannot serve.

All Successor Trustees are hereby granted to power to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property described in this deed.

The powers of the Trustees and all Successor Trustees shall extend to any and all rights which the Grantors possess in the above described real property; any deed, mortgage or other instrument executed by the Trustees shall convey all rights or interests of the Grantor including homestead; and the Trustees are appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

Any person dealing with the Trustees shall deal with said Trustees in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.

B. A certified death certificate of the prior Trustee.

BK1178PG2193

WITNESS my hand and official seal at Clearwater, County
of Pinellas, and the State of Florida, this 19th day of
March, 1997.

Martha C. Stoltz

NOTARY PUBLIC



Ms. Commission expires:
MARTHA C. STOLTZ
My Commission CC397339
Expires Sep. 12, 1998
Bonded by NFNU
800-224-6366

THIS DEED HAS BEEN PREPARED AT THE GRANTORS REQUEST WITHOUT
EXAMINATION OR LEGAL OPINION OF TITLE.