

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

Issued by and return for
Mr. David W. Wilkins, Esquire
Member Associated Chartered
1000 Second Street, Suite 400
Gainesville, Florida 32601
(813) 331-4422

Documentary Tax Paid

70

County Tax Paid

Notary Public
Circuit Court
Florida

DB D.C.

1044585

VERIFIED BY:

DF D.C.

Property I.D.:
1017S18E0210140100200

QUITCLAIM DEED
TO TRUSTEE OF THE
CATHRYN B. WILKINSON LIVING TRUST

This Quitclaim Deed, made this 16th day of November, 1998, between CATHRYN B. WILKINSON, a married woman, whose post office address is 1964 Old Fort Avenue, Charleston, South Carolina 29414, (the "Grantor") and CATHRYN B. WILKINSON, TRUSTEE OF THE CATHRYN B. WILKINSON LIVING TRUST DATED JULY 9, 1998, whose post office address is 1964 Old Fort Avenue, Charleston, South Carolina 29414, (the "Grantee" or the "Trustee"). The Trust identification number is 248-70-9461.

(Wherever used herein, the terms "Grantor," "Grantee" and "Trustee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the contexts so admits or requires.)

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee and Grantee's successors and assigns forever the following described land (the "Land"), which was conveyed to Grantor through an Amended Order of Summary Administration dated March 31, 1995, concerning the Estate of Caroline Metts Bailey, Deceased, and which Land is situate in Citrus County, State of Florida, to wit:

Lot 20, Block 1401, of Citrus Springs Unit 21, a subdivision according to the Plat Book 7, Page 73-83, of the Public Records of Citrus County, Florida

Subject to all restrictions, reservations, limitations, encumbrances and easements of record, and taxes for the current year and subsequent years,

To have and to hold the same together with all and singular any appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, in law or in equity, to the only proper use, benefit and behoof of the Grantee.

The Trustee is granted the full 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.

Upon the death, disability or resignation of the Trustee, PATRICK L. WILKINSON has been designated as Successor Trustee, to be succeeded by CHRIS P. WILKINSON as Successor Trustee upon his death, resignation or incapacity. Both Successor Trustees shall be referred to herein collectively as the "Successor Trustee". PATRICK L. WILKINSON and CHRIS P. WILKINSON, as Successor Trustee, shall have the 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. The Successor

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Trustee shall have the same powers granted to the original Trustee.

The written acceptance by the Successor Trustee, recorded among the Public Records in the County where the Land is located, together with evidence of the Trustee'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 any Trustee's or Successor Trustee's death shall consist of a certified copy of his or her death certificate. Evidence of any Trustee's or Successor Trustee's disability shall consist of a licensed physician's affidavit establishing that he or she is incapable of performing his or her duties as a Trustee or Successor Trustee of the aforesaid Trust. Evidence of any of Trustee's or Successor Trustee's resignation shall consist of a resignation, duly executed and acknowledged by him or her.

This instrument has been prepared without the benefit of title search/examination. Grantor hereby warrants and represents that Grantor does not reside at the above-described property nor on contiguous property on the date of this conveyance; therefore, the above-described property does not constitute homestead property of Grantor.

In witness whereof, the Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

Sign Here: [Signature]
Print Name: Dennis J. Christensen

Cathryn B. Wilkinson
CATHERYN B. WILKINSON, Grantor

Sign Here: Alison Whetstone
Print Name: Alison Whetstone

STATE OF South Carolina
COUNTY OF Charleston

The foregoing instrument was acknowledged before me this 16th day of November, 1998, by CATHERYN B. WILKINSON, who is personally known to me or has produced _____ as identification.

Susan E. Odom
Name: SUSAN E. ODOM
Notary Public, State of SC
Commission Expires: 10-6-05
Commission No.:

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