

1157812

VERIFIED BY:

AK D.C.

Prepared by:

Bruce R. Abernethy, Jr., Esq.
900 Virginia Ave., Suite 6
Fort Pierce, FL 34982
Courthouse Box #79

Parcel I.D. No. _____

Documentary Tax paid \$ 70

Intangible Tax paid \$ 0

Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida

By: KH D.C.

WARRANTY DEED

THIS WARRANTY DEED, made October 11th, 2000, between Sylvester J. Verdi and Connie Verdi, husband and wife, of 5831 Honeybell Court, Fort Pierce, FL 34982, Grantor, and Sylvester J. Verdi and Connie Verdi, Trustees, or their successors in Trust, under the Sylvester and Connie Verdi Family Trust dated September 19, 2000, as amended from time to time, Grantee, whose post office address is 5831 Honeybell Court, Fort Pierce, FL 34982. Grantor and Grantee addresses are the same.

The Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to said Grantee and Grantee's successors and assigns forever the following described land situate in Citrus County, Florida, to wit:

Lot #7, in Block #379, on map of Inverness Highlands West as described in Indenture dated May 8, 1974, recorded at O.R. Book 371, Page 341, public records of Citrus County, Florida.

and 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, and Trustee shall be construed as singular or plural as the context requires.

Sylvester J. Verdi and Connie Verdi, as Trustees, 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 Sylvester J. Verdi and/or Connie Verdi cannot continue to serve as Trustee, then the Successor Trustee shall be the Grantor's son, Michael A. Verdi. If Michael A. Verdi cannot serve or continue to serve as Trustee, then the Successor Trustee shall be Grantor's daughter, Angela Thorpe.

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

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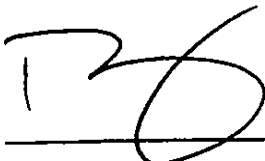
The powers of the Trustee and all Successor Trustees shall extend to any and all rights which the Grantor possesses in the above described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor including homestead; and the Trustee is 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 Trustee shall deal with said Trustee 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:

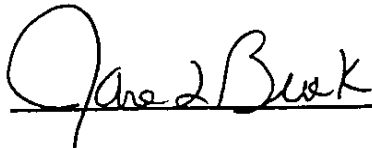
- A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incompetent, or removing said Trustee for any reason.
- D. The recording of a Certificate of Disability in accordance with the provisions of Article Four, Section 2 of the **Sylvester and Connie Verdi Family Trust dated September 19, 2000, as amended from time to time.**
- E. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by **Sylvester J. Verdi and Connie Verdi** sworn to and acknowledged before a notary public; this right being reserved to **Sylvester J. Verdi and Connie Verdi.**

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2000 and subsequent years, and all mortgages of record which the Grantee herein assumes and agrees to pay.

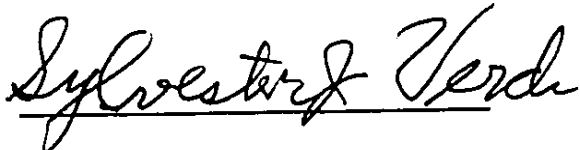
Signed, sealed, and delivered
in the presence of:



Bruce R. Abernethy, Jr.

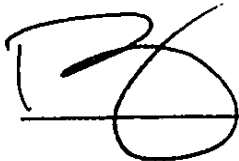


Jane L. Brock

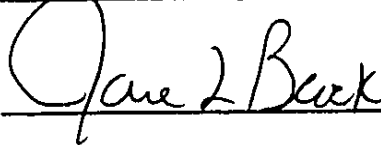


Sylvester J. Verdi
Printed name of Grantor

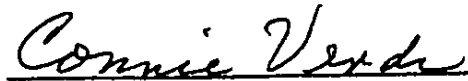
5831 Honeybell Court
Fort Pierce, FL 34982
Address



Bruce R. Abernethy, Jr.



Jane L. Brock



Connie Verdi
Printed name of Grantor

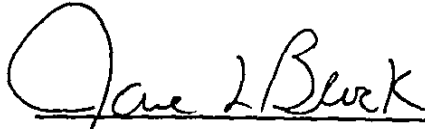
5831 Honeybell Court
Fort Pierce, FL 34982
Address

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STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 17th day of October, 2000, by **Sylvester J. Verdi and Connie M. Verdi**, who is personally known to me or who has produced a valid drivers license as identification and who did not take an oath.



JANE L. BROCK, NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE



Jane L. Brock
MY COMMISSION # CC799916 EXPIRES
February 12, 2003
BONDED THRU TROY FAY INSURANCE, INC

NOTARY STAMP:

N.B. This deed has been prepared at the Grantors' request without examination or legal opinion of title.

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