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Document Title:

FIDUCIARY DEED

(Warranty Deed, Mortgage, Affidavit, etc.)

Executed By:

To:

ERIC T. KANNAL

Brief Legal Description:

(if applicable)

Lots 28 and 29 Block 1435 of CITRUS SPRINGS UNIT #21,

recorded in Plat Book 7, Pages 73-83 of the Public Records of

Citrus County, Florida.

⇒ **Return Recorded Document to:**

JD TITLE

112 ROSE DRIVE

FORT LAUDERDALE, FL 33316-1044

06-164

FIDUCIARY DEED

ANDREW W. SUHAR, Chapter 7 Trustee of the bankruptcy estate of Livia pipenur, Case No. 03-44620, United States Bankruptcy Court, Northern District of Ohio, Eastern Division at Youngstown, by the power conferred to the trustee by the United States Bankruptcy Code, and by Order of the United States Bankruptcy Court dated March 17, 2006, and by every other power, for the amount of \$20,000.00, hereby grants, with fiduciary covenants, to Eric T. Kannal, whose tax mailing address is 13790 NW 4th Street, Suite 103, Sunrise, FL 33325, the following real property:

PROPERTY DESCRIPTION APPENDED HERETO

Said real estate includes all improvements, easements, tenements, and appurtenances.

Witnessed:

Lynn L. Norton

Lynn L. Norton
Print name

Witnessed:

Kristina M. Diana

Kristina M. Diana
Print name

Andrew W. Suhar

ANDREW W. SUHAR, ESQ. Reg. No. 0058419
Chapter 7 Trustee of the bankruptcy estate of
Livia Pipenur

Chapter 7 Case No. 03-44620

United States Bankruptcy Court - Northern
District of Ohio - Eastern Division at Youngstown

STATE OF OHIO)

)

SS:

COUNTY OF MAHONING)

Be it remembered that before me, a Notary Public in and for said County and State, personally came the above named ANDREW W. SUHAR, Chapter 7 Trustee of the bankruptcy estate of Livia Pipenur, Case No. 03-44620, United States Bankruptcy Court, Northern District of Ohio, Eastern Division at Youngstown who acknowledged that he did sign the foregoing instrument, and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal at Youngstown, Ohio this 2nd day of April, A.D. 2006.

Lynn L. Norton
NOTARY PUBLIC



LYNN L. NORTON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Columbiana County
My Comm. Exp. 12/11/10

Instrument prepared by:
Andrew W. Suhar, Esq.
1101 First National Tower
P.O. Box 1497
Youngstown, Ohio 44501-1497
Telephone: (330) 744-9007
F:\Trustee\0344620-fiduciary deed.doc

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 28, Block 1435 of CITRUS SPRINGS UNIT #21, according to the Plat thereof, as recorded in Plat Book 7, Pages 73-83 of the Public Records of CITRUS County, Florida.

AND

Lot 29, Block 1435 of CITRUS SPRINGS UNIT #21, according to the Plat thereof, as recorded in Plat Book 7, Pages 73-83 of the Public Records of CITRUS County, Florida.