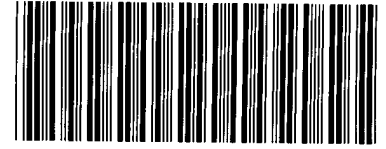


THIS INSTRUMENT PREPARED BY, AND RETURN TO:

CARLA DELOACH BRYANT, ESQUIRE  
1206 EAST RIDGEWOOD STREET  
ORLANDO, FLORIDA 32803  
TELEPHONE: 407.740.5005

TAX PARCEL NUMBER: 19E18S22 14000  
RETURN BY: MAIL (XX) PICK UP ( )



2009056150 4 PGS

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## TRUST DEED

On this 14th day of December, 2009, Robert M. Howard, Jr., a married person, (referred to as "Grantor"), and Peggy T. Howard and Robert M. Howard, Jr., Co-Trustees under that unrecorded Revocable Trust Agreement entitled Peggy T. Howard Revocable Trust, dated December 14, 2009, (referred to as "Grantee"), make this Indenture by and between themselves, with Grantor having full power to transfer, assign, and encumber this interest. Grantor's Residence and post office address is 5554 Jessamine Lane, Orlando, Florida 32839. Grantee's Residence and post office address is 5554 Jessamine Lane, Orlando, Florida 32839.

### WITNESSETH:

That in consideration of the terms and conditions of the aforesaid Revocable Trust Agreement, and the powers granted therein, and of the sum ten dollars (\$10.00) and of other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency thereof being hereby acknowledged, Grantor does by these presents grant, bargain, and convey unto Grantee, or Grantee's Successor, in Trust, as Trustee, for the uses and purposes and with all of the powers set forth in said Trust Agreement, including, without prejudice to the foregoing, full power and authority to protect, conserve, sell, convey, mortgage, exchange, lease, which lease(s) shall be valid throughout their terms, including a term expiring after the Trust terminates, pledge, or otherwise deal with and dispose of said property according to the sole judgment and discretion of Trustee, in fee simple:

All of that certain real property situated in Citrus County, Florida, as more particularly described below; together with the personal property, if any, described below, subject however, to the encumbrances, exceptions, reservations and other matters, if any, set forth below.

To have and to hold the same, together with the reversions, remainders, rents, issues, and profits thereof and all of the estate, right, title, and interest of Grantor, both at law and in equity, including all buildings, improvements, rights, easements, privileges, and appurtenances belonging or appertaining or held and enjoyed therewith, unto Grantee according to the tenancy above set forth, forever.

And, in consideration of the premises, Grantor does hereby covenant with Grantee that Grantor is seized of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required to be paid, and except as may herein specifically be set forth; that Grantor has good right to sell and convey said property, as aforesaid; and, that Grantor will warrant and defend the same unto Grantee against the lawful claims and demands of all persons whomsoever, except as aforesaid.

The rights and obligations of Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein.

The conveyance herein set forth and the warranties of Grantor concerning the same are expressly declared to be in favor of Grantee, Grantee's successors and assigns.

The terms "Grantor", "Grantee", and "Trustee" as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof. If these presents shall be signed by two or more persons as Grantor or Grantee, all covenants of such persons shall for all purposes be joint and several.

\*\*\* This Trust Deed was prepared without the benefit of title insurance.\*\*\*

#### LEGAL DESCRIPTION:

NW ¼ NE ¼ of Section 22, Township 18 South, Range 19 East, except the right of way of Seaboard Air Line Railroad Company, situate in Citrus County, Florida.

Grantor warrants the above property does not constitute the homestead of the Grantor.

Subject to all easements, reservations, restrictions, and limitations of record, if any; this instrument shall not reimpose the same.

Physical Address of Property: 3700 North Gillwell Drive, Hernando, Florida

On this 14th day of December, 2009, Grantor has executed this Trust Deed in the presence of the following two (2) witnesses:

Jordan DeLoach  
Witness

**JORDAN DELOACH**

Printed Name

Robert M. Howard, Jr.  
Robert M. Howard, Jr., Grantor

Jason S. Palmisano  
Witness

**JASON S. PALMISANO**

Printed Name

STATE OF FLORIDA  
COUNTY OF ORANGE

On this 14th day of December, 2009, Robert M. Howard, Jr., as Grantor, acknowledged this Deed before me, and produced a Florida Driver's License as identification.

Cheri DeFries  
Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA  
Cheri DeFries  
Commission #DD886813  
Expires: JULY 30, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.

