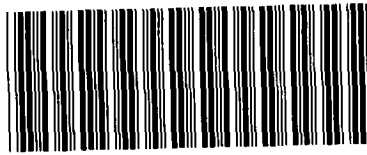


This instrument prepared by
and return to:
Michael Mountjoy, Esquire
BRADSHAW & MOUNTJOY, P.A.
209 Courthouse Square
Inverness, Florida 34450-4800



2011002047 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2011002047 BK:2398 PG:747
01/18/2011 08:57 AM 2 PGS
JCARROLL,DC Receipt #001866

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 20th day of December, 2010, by **MIRIAM E. GROSS**, an unmarried widow, hereinafter called the Grantor and referred to in the singular, to **MIRIAM E. GROSS** as Trustee of that certain MIRIAM E. GROSS INTER-VIVOS TRUST of December 20, 2010, whose mailing address is 8660 East Rosemont Court, Inverness, FL 34450, herein called the Grantee, parties of the second part.

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee all of the right, title and interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Citrus, State of Florida, to wit:

Lot 26, in Block 55, of Beverly Hills, Unit 4, according to the map or plat thereof recorded in Plat Book 5, Pages 130, 131 and 132, public records of Citrus County, Florida.

Parcel ID #18E 18S 110040 00550 0260
Alternate Key # 1474515

Site Address: 46 Lincoln Avenue, Beverly Hills, FL

And,

Lot 23, Block 335, Inverness Highlands West, according to the map or plat thereof, as recorded in Plat Book 5, Pages 19 through 33, inclusive, of the public records of Citrus County, Florida.

Parcel ID #20E 19S 290010 03350 0230
Alternate Key #1807549

Site Address: 6647 East Gentry Street, Inverness, FL

SUBJECT TO EASEMENTS AND RESTRICTIONS

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT THE LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

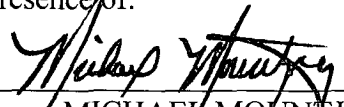
THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

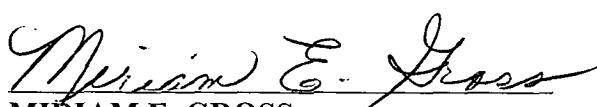
RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guideline have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Health Unit.

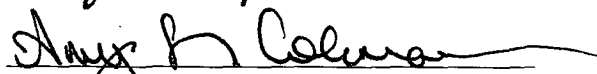
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:


Witness-MICHAEL MOUNTJOY



MIRIAM E. GROSS
8660 East Rosemont Court
Inverness, FL 34450


Witness-AMY L. COLEMAN

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 20th day of December, 2010 by **MIRIAM E. GROSS**, who produced a Florida Drivers License as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date as shown hereinabove.


Notary Public

Commission Number:
My Commission Expires:

