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REC 18.50
DOC 19.20



Prepared by & Return to:
Elizabeth R. Mannion, Esquire
STROHAUER, MANNION & SON, P.A.
1150 Cleveland Street, Suite 300
Clearwater, FL 33755

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$19.50
DOCUMENTARY TAX: \$0.70
2012057337 BK: 2524 PG: 914
12/31/2012 01:30 PM 2 PGS
TSTEELFOX, DC Receipt #054346

Parcel No. 171828 32120

THIS DEED WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE SEARCH

TRUSTEE'S DEED

THIS INDENTURE made this 21st day of December, 2012, by FARMERS & MERCHANTS STATE BANK OF BUSHNELL as Trustee of the Sauder Family Trust No. 1 dated February 25, 1983, Grantor, and GREGG WILLIAM SAUDER a/k/a GREG WILLIAM SAUDER and LISA KAY SAUDER, as joint tenants with right of survivorship, Grantees, whose address is 184 Brighton Court, Safety Harbor, Florida 34695.

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, the following described land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

All that part of the East 330 feet of Government Lot 2 of Section 28, Township 18 South, Range 17 East, lying South of the Lagoon as shown on the plat of SUNSET SHORES as recorded in Plat Book 2, Page 140, Public Records of Citrus County, Florida.

SUBJECT to easements, covenants and restrictions of record.

SUBJECT to taxes for 2013 and subsequent years.

SUBJECT property is not the homestead property of the named Grantor.

THIS IS A DEED OF GIFT WITH NO CONSIDERATION IN EXCESS OF \$100.00 PASSING.

AND it is expressly understood and agreed between the parties and all successors and assigns that this Trustee's Deed is delivered from the Grantor, not personally, but as Trustee of the Sauder Family Trust No. 1 dated February 25, 1983, in exercise of authority conferred upon such Trustee therein. No personal liability or responsibility is assumed by or shall be enforceable against said Trustee, either express or implied.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed the day and year first above written.

Signed, Sealed and Delivered
In The Presence Of:

FARMERS & MERCHANTS STATE BANK
OF BUSHNELL

Sign: Rachel Hyde

Print Name: Rachel Hyde

Sign: Debra D Powell

Print Name: Debra D. Powell

By: Shirley Rapp ATO
SHIRLEY RAPP

Assistant Trust Officer
As Trustee of the Sauder Family Trust
No. 1 dated February 25, 1983

STATE OF ILLINOIS
COUNTY OF MCDONOUGH

The foregoing instrument was acknowledged before me this 26th day of December, 2012, by SHIRLEY RAPP, Assistant Trust Officer, of FARMERS & MERCHANTS STATE BANK OF BUSHNELL, as Trustee of the Sauder Family Trust No. 1 dated February 25, 1983, who is personally known to me.

Debra D. Powell

Notary Public

My Commission Expires:

