



2013006144 2 PGS

PREPARED BY:
Susan E. Dean, Esquire
Dean and Dean, L.L.P.
230 Northeast 25th Avenue
Ocala, Florida 34470

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$19.50
DOCUMENTARY TAX: \$0.70
2013006144 BK:2531 PG:2345
02/08/2013 10:47 AM 2 PGS
BTENNEY,DC Receipt #005685

WARRANTY DEED

THIS WARRANTY DEED, made this 6th day of February, 2013 between **MARIA D. THOMAS, a/k/a MARIA DEE THOMAS**, the unremarried surviving spouse of **RONALD L. THOMAS**, whose address is 1294 East Cleveland Street, Hernando, Florida 34442, GRANTOR, and **MARIA DEE THOMAS**, as Trustee, under the **MARIA DEE THOMAS DECLARATION OF TRUST DATED FEBRUARY 6, 2013**, made by **MARIA DEE THOMAS**, whose address is 1294 East Cleveland Street, Hernando, Florida 34442, GRANTEE.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, 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 16, Block 5 of CITRUS HILLS, according to the Plat thereof as recorded in Plat Book 8, Pages 5 and 6, Public Records of Citrus County, Florida.

Alt Key: 1611482

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 TRUSTEES shall be construed as singular or plural as the context requires.

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.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possess in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEES 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.

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 written certificate of one physician currently practicing medicine that the TRUSTEE is physically or mentally incapable of handling the duties of TRUSTEE.

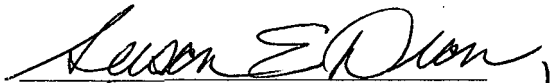
E. The written removal of a Successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by the GRANTOR sworn to and acknowledged before a notary public; this right being reserved to GRANTOR.


This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2013 and subsequent years, and all mortgages of record which the GRANTEES herein assume and agree to pay.

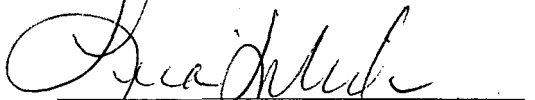
NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and are entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

EXECUTED this 6th day of February, 2013.

Signed, sealed and delivered
in the presence of:

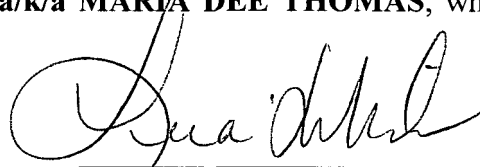

Printed Name: SUSAN E. DEAN


MARIA D. THOMAS, a/k/a
MARIA DEE THOMAS


Printed Name: Lisa M. Wilson

STATE OF FLORIDA
COUNTY OF CITRUS

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this 6th day of February, 2013, by **MARIA D. THOMAS, a/k/a MARIA DEE THOMAS**, who produced a Florida driver's license as identification.



Notary Public
My commission expires:



THIS INSTRUMENT was prepared by **DEAN & DEAN, L.L.P.** Title to the land described herein has not been examined by said attorneys and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances. Grantees, by the acceptance and recordation of this document release the preparer hereof from any liability regarding the above stated matters.