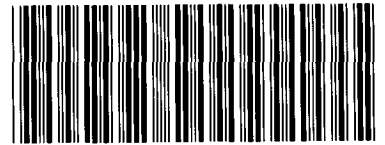


This instrument prepared by and return to:

File No.: 4644-0100
Patrick M. O'Connor, Esq.
O'CONNOR & ASSOCIATES
1250 S. Belcher Road, Suite 160
Largo, Florida 33771
(727) 539-6800
Fla. Bar #622427



2013022861 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2013022861 BK: 2552 PG: 2342
05/15/2013 10:27 AM 2 PGS
JCARROLL, DC Receipt #020980

Parcel ID No.: 17E19S130010 000E0 0105

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made and entered into this 10th day of MAY, 2013, by and between ALBERTA J JANKOWSKI, a widow, whose address is P.O. BOX 928, CRYSTAL BEACH, FLORIDA 34681, hereinafter called the "Grantor", to ALBERTA J. JANKOWSKI as Trustee of the ALBERTA J. JANKOWSKI REVOCABLE TRUST AGREEMENT DATED THE 10TH DAY OF FEBRUARY, 2011, hereinafter called the "Grantee", whose address is P.O. BOX 928, CRYSTAL BEACH, FLORIDA 34681, which Trustee pursuant to said Trust has the power and authority either to protect, conserve and to sell, or the lease or to encumber or otherwise manage and dispose of the real property described in this Special Warranty Deed.

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its successors and assigns, all that certain land situated in CITRUS County, Florida, to-wit:

THE SOUTH ½ OF LOT 10, BLOCK E, CITRUS PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 129 AND 130, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. ALSO KNOWN AS 2729 S. COLUMBINE AVENUE, HOMOSASSA, FLORIDA.

Grantor(s) reserves the right to use, occupy and reside upon any real property placed in this Trust as their permanent residence during their lives. It is the intent of the provision to retain for the grantor(s) the requisite beneficial interest and possessor right in and to such real property to comply with Florida Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that said land is free of all liens and encumbrances except for taxes and assessments for 2013 and subsequent years; and that it hereby fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness:

x Betul Pekdur

x BETUL PEKDUK

(Print or Type Name)

x Amy Singleton

x Amy Singleton

(Print or Type Name)

x Alberta Jankowski
ALBERTA J. JANKOWSKI

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was subscribed before me this 10th day of MAY, 2013 by ALBERTA J. JANKOWSKI, a widow, who is personally known to me, who produced a Florida Drivers License, or who has produced FDL # J522 010316620 as identification and who did take an oath.

Cynthia Simms

(Signature of Person Taking Acknowledgment)

CYNTHIA SIMMS

(Name of Acknowledger Typed, Printed, or Stamped)

(SEAL)

