

Prepared by and return to:
JOHN H. EDEN IV, ESQ.
FL Bar No. 0910449
P.O. Box 2755
Inverness, Florida 34451-2755
Phone: (352) 726-1224

TRUSTEE'S WARRANTY DEED

THIS INDENTURE made this 20th day of May, 2015, between **ANGELA SERGENT, as Successor Trustee of the SERGENT FAMILY REVOCABLE LIVING TRUST, dated 4/14/2003**, Grantor, whose address is 145 N. Horse Prairie Rd., Inverness, FL 34450, to **ANGELA SERGENT**, Grantee, whose address is 145 N. Horse Prairie Rd., Inverness, FL 34450.

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged; and having the full power and authority to sell, transfer and convey real property contained in the **SERGENT FAMILY REVOCABLE LIVING TRUST, dated 4/14/2003**, as evidenced by that Trustee's Affidavit previously recorded in O.R. Book 2691, Page 183, public records of Citrus County, Florida, has granted, bargained and sold to the Grantees, and Grantees' heirs and assigns forever, the following described land situate, lying and being in the County of Citrus and State of Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

THIS DEED IS SUBJECT TO THE FOLLOWING:

1. REAL ESTATE TAXES FOR THE YEAR 2015 AND ALL SUBSEQUENT YEARS.
2. SUBJECT TO RESTRICTIONS AND COVENANTS OF RECORD AND EASEMENTS AS SHOWN ON PLAT.

PROPERTY APPRAISER'S TAX I.D. NO. _____.

Grantor acknowledges and attest that the above-described parcel of land is non-homestead property.

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

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness as to Grantor

[Signature]
Sign
Cora Lynn Lee
Print
[Signature]
Sign
John H. Eden III
Print

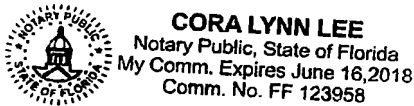
Grantor:

[Signature]
ANGELA SERGENT, as Trustee
of the SERGENT FAMILY REVOCABLE
LIVING TRUST, DATED 4/14/2003

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 20th day of May, 2015, by ANGELA SERGENT, as Successor Trustee of the SERGENT FAMILY REVOCABLE LIVING TRUST, dated 4/14/2003, as Grantor, who has produced FD as identification / or who is personally known to me.

MY COMMISSION EXPIRES:



NOTARY PUBLIC

[Signature]
Notary