

Prepared by and when recorded return to:

Jose C. Gonzalez, P.A.
1801 NW Highway 19, Suite 439
Crystal River, Florida 34428

Property Appraiser's Parcel Identification
No. 20E19S15 41420 0040

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE made on this the 24 day of June, in the year 2016, between **MAXINE KRANICK**, an unmarried woman and **TARAS DANIEL BARBUCK**, an unmarried man (hereinafter referred to as "Grantor"), who resides at 1170 S. Estate Point, Inverness, Citrus County, Florida 34450, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **MAXINE KRANICK, Trustee of the MAXINE KRANICK REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 1170 S. Estate Point, Inverness, Florida 34450, and such trust having been established under that certain revocable trust agreement dated the 24 day of June, in the year 2016, by MAXINE KRANICK, as grantor and as trustee, hereby GRANT, CONVEY and WARRANT unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Citrus and State of Florida:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Citrus County, Florida, and to all zoning

laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

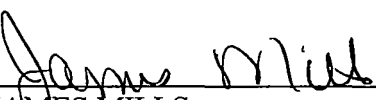
Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

**Signed, Sealed and Delivered
in presence of**


BRITTANY HOUGLAND


JAMES MILLS


MAXINE KRANICK


TARAS DANIEL BARBUCK

STATE OF FLORIDA

§
§
§

COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, the undersigned authority, by MAXINE KRANICK, Grantor, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, and by TARAS DANIEL BARBUCK, Grantor, who produced a driver's license issued by Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, both of whom signed such instrument in the presence of BRITTANY HOUGLAND, a witness who is personally known to me, and of JAMES MILLS, a witness who is personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 24 day of June, in the year 2016.



LEE ANN WARD
MY COMMISSION # FF 943602
EXPIRES: March 15, 2020
Bonded Thru Budget Notary Services

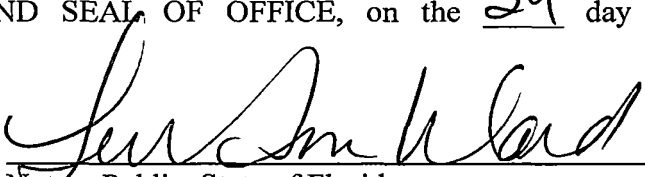

Notary Public, State of Florida
Notary's printed name: _____

Exhibit "A"

Lot 4 of Cypress Head, an unrecorded subdivision, further described as follows: Commence at the Southwest corner of Lot 8 Of Cypress Point CYPRESS POINT, according to the map or plat thereof recorded in Plat Book 2, Page(s) 57, of the Public Records of Citrus County, Florida, thence South 79°30' West along a Southwesterly projection of the Northerly right of way line of Interstate Drive as shown on said plat, said Southwesterly projection also being the Northerly right of way line of a county road as described in Official Records Book 57, Page 344, Public Records of Citrus County, Florida, a distance of 170 feet, thence South along the Westerly boundary of lands described in Official Records Book 488, Page 79, Public Records of Citrus County, Florida, a distance of 15.03 feet, thence South 86°32'52" West 195.0 feet to the Point of Beginning; thence continue South 86°32'52" West 263.0 feet, thence South 3°27'08" East 10.0 feet, thence South 30°10'28" East 83.09 feet, more or less, to the waters of Lake Tsail Apopka, thence along said waters South 87°42'17" East 220.34 feet, thence North 106.47 feet, more or less, to the Point of Beginning.