

TRUST WARRANTY DEED

Parcel ID: 18E20S130020 02450 0160

THIS TRUST WARRANTY DEED, made as of this 16th day of August, 2016
between Nelson Misturini and Linda M. Misturini, husband and wife, hereinafter referred to
collectively as "Grantor," whose street address is 8822 29th Street East, Parrish, FL 34219, and
Nelson Misturini and Linda M. Misturini, Trustees of the Nelson Misturini and Linda M.
Misturini Living Trust dated August 16, 2016, and any amendments thereto (the "Trust"),
whose street address is 8822 29th Street East, Parrish, FL 34219 ("Grantee").

WITNESSETH:

For and in consideration of TEN DOLLARS (\$10) and NO OTHER CONSIDERATION, Grantor grants and conveys to Grantee the real property lying in **CITRUS COUNTY, FLORIDA** and legally described on Schedule "A" attached hereto and incorporated herein by this reference (the "Property"), to have and to hold the Property with all the tenements, hereditaments, and appurtenances on the trust and for the purposes set forth in this trust deed and in the trust agreement.

NEIL R. COVERT, P.A. has not conducted a title search of the Property.

Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever. This conveyance is made subject to taxes for the current year and subsequent years; and to liens, encumbrances, easements, reservations, covenants, conditions, and restrictions of record, if any.

IN NO CASE shall any person dealing with the Grantee in regard to the Property or to whom the Property or any part thereof is conveyed, contracted to be sold, leased, optioned, exchanged, mortgaged, or otherwise dealt with by Grantee be obligated to verify the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obligated to verify that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Grantee or obliged or privileged to inquire into any of the terms of the trust agreement.

PREPARED BY AND RETURN TO:

Neil R. Covert, Esquire
NEIL R. COVERT, P.A.
311 Park Place Boulevard, Suite 180; Clearwater, FL 33759
(727) 449-8200

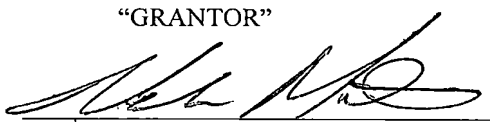
Every deed, trust warranty deed, mortgage, lease, or other instrument executed by Grantee shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the Trust created herein and by the Trust Agreement was in full force and effect, and (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the Trust Agreement or in the amendments thereof, and is binding on all beneficiaries, (c) that Grantee is provided with full power and authority to deal in and with the property or interest therein or any part thereof, including the power and authority whether to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, under the provisions of Florida Statute § 689.071, (d) that Grantee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and (e) if the conveyance is made to a successor(s) in trust that such successors(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its predecessor in trust.


Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and their heirs, representatives, successors, and assigns.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first written above.

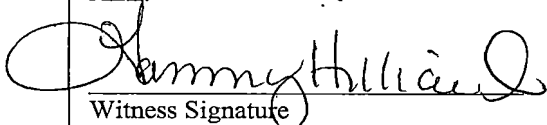
Signed, sealed and delivered
in the presence of the following
two witnesses as to all Grantors:

"GRANTOR"


Nelson Misturini, Grantor


Linda M. Misturini, Grantor

2 SEPARATE WITNESSES AS TO ALL:



Witness Signature

Tammy Hilliard

Printed Name of Witness

9040 Town Center Parkway
Lakewood Ranch, FL 34202



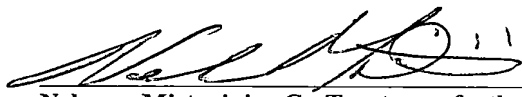
Witness Signature

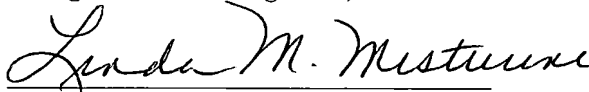
Laurie S. Blake

Printed Name of Witness

9040 Town Center Parkway
Lakewood Ranch, FL 34202

AGREED, CONSENTED AND
ACCEPTED BY:


Nelson Misturini, Co-Trustee of the
Nelson Misturini and Linda M. Misturini
Living Trust dated August 16, 2016


Linda M. Misturini, Co-Trustee of the
Nelson Misturini and Linda M. Misturini
Living Trust dated August 16, 2016

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing Trust Warranty Deed was acknowledged before me, the undersigned notary, on this

16th day of August, 2016, by Nelson Misturini and Linda M. Misturini,
husband and wife, as Grantors and by Nelson Misturini and Linda M. Misturini, Trustees of

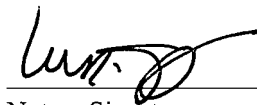
the Nelson Misturini and Linda M. Misturini Living Trust dated August 16, 2016, as Grantee,

and by Tammy Hilliard and James Beale, as Witnesses, all

of whom produced to me valid state driver's licenses or other validly issued state photo
identifications, and all of whom did take an oath to be the persons whose names are subscribed to
the above instrument as Grantor and Witnesses, and being informed of the contents of the
instrument, acknowledged that they voluntarily executed the same for the uses and purposes herein
contained.

Witness my hand and official seal.

My commission expires:



Notary Signature



Neil R. Covert
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF195049
Expires 3/2/2019

PREPARED BY AND RETURN TO:

Neil R. Covert, Esquire
NEIL R. COVERT, P.A.
311 Park Place Boulevard, Suite 180; Clearwater, FL 33759
(727) 449-8200

TRUST WARRANTY DEED

Schedule "A"

Legal Description:

Lot 16, Block B-245, Oak Village, SUGARMILL WOODS, according to the Plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, of the Public Records of Citrus County, Florida. As amended in Plat Book 9, Page 87-A of the Public Records of Citrus County, FL.

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