

THIS INSTRUMENT PREPARED BY AND RETURN TO:



Gary and Diane Cobb  
4100 Pepperwood Trail  
Minnetonka, MN 55305

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS QUIT CLAIM DEED**, made this 20<sup>th</sup> day of April, 2017 by Gary T. Cobb and Diane E. Cobb, husband and wife, herein called the grantor, to Gary T. Cobb and Diane E. Cobb, as Trustees of The Trust Agreement of Gary and Diane Cobb dated March 24<sup>th</sup>, 2017, whose post office address is:

4100 Pepperwood Trail, Minnetonka, MN

hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Citrus County, State of Florida, viz.:

**Lot 11, Block 182, BEVERLY HILLS UNIT NO. 8, a subdivision according to the map or plat thereof as recorded in Plat Book 12, pages 147, 148 and 149, Public Records of Citrus County, Florida.**

**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 said grantee that the grantor have lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary P. Connelly  
Witness #1 Signature

Mary P. Connelly  
Witness #1 Printed Name

Mindy Schouville  
Witness #2 Signature

Mindy Schouville  
Witness #2 Printed Name

Gary T. Cobb

**Gary T. Cobb**  
4100 Pepperwood Trail Minnetonka, MN 55305

L.S.

Diane E. Cobb

**Diane E. Cobb**  
4100 Pepperwood Trail Minnetonka, MN 55305

L.S.

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, 2017 by Gary T. Cobb and Diane E. Cobb, husband and wife, who is personally known to me or has produced LICENSE as identification.

SEAL



Sherilyn Beasley  
Notary Public

SHERILYN BEASLEY  
Notary Printed Name