

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED Made this 21th day of July, 2017, by Leonard G. Cole and Kathrine L. Cole, husband and wife whose street address is 2694 Limestone Hill Road, Waiteville, WV 24984 Grantor, to 10276 Gobbler Hollow Land Trust dated July 7, 2017 by and between Merit Capital Corporation as Trustee a Florida Corporation with full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes sections 689.071 and 689.073, Grantee, whose post office address is P.O. Box 3792, Seminole, FL 33775.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee the following real property situate in County of Citrus, State of Florida, viz:

Lot 5 and 7, in Block 3, of With-La- Popka Islands Unit No 1, according to the Plat thereof, as recorded in Plat Book 3, at Page 93, of the Public Records of Citrus County, Florida.

Parcel I.D. Number. 21E20S060010 00030 0050

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 is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whosoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

THE INTEREST of the beneficiaries under said Trust is personal property. Persons dealing with Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in the rights, proceeds and avails of Trust Property, not in the title, legal or equitable, of said real estate. The liability of the Trustee under this deed and the trust Agreement is limited to the assets of the trust and the Trustee hereunder has no personal liability whatsoever.

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

TWO WITNESSES:

Sign: Daniel Gray
Print: Daniel Gray

Leonard G. Cole
Leonard G. Cole

Sign: Terry Ashley
Print: Terry Ashley

Kathrine L. Cole
Kathrine L. Cole

STATE OF West Virginia)
COUNTY OF Monroe)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments personally, appeared Leonard G. Cole and Kathrine L. Cole who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and he/she acknowledged before me that he/she executed same.
WITNESS my hand and official seal this 24 day of July, 2017.

Lori B. Wickline
Notary Public
Print Name Lori B. Wickline
My commission expires:
Oct. 22, 2022

Prepared by and return to:
Daniel Imbior, Secretary, Merit Capital Corporation
P.O. Box 3792, Seminole, FL 33775
Preparation of deed without opinion as to title

