

Recording Fee: \$28.70

This Instrument Prepared by and
Please Return Recorded Document to:
The Dorsey Law Firm, PLC
Joshua O. Dorsey, Esq.
10181 Six Mile Cypress Pkwy, Ste. C
Fort Myers, Florida 33966

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION, TITLE
SEARCH OR SURVEY AND NO OPINION OF TITLE HAS BEEN RENDERED

WARRANTY DEED

THIS INDENTURE, made this 20 day of April, 2018, by and between **PAUL M. STIMPSON and CAROLE K. STIMPSON**, husband and wife, who resides at 411 Walnut Street, #13724, Green Cove Springs, Florida 32043, hereinafter referred to as "GRANTOR," and **Paul M. Stimpson and Carole K. Stimpson, Trustees, or their successors in interest, of the Stimpson Family Living Trust dated April 20, 2018, and any amendments thereto**, hereinafter referred to as "GRANTEE." GRANTEE's address is 411 Walnut Street, #13724, Green Cove Springs, Florida 32043.

W I T N E S S E T H

GRANTOR, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, does hereby grant, bargain, sell and convey to GRANTEE the following described property situated in Citrus County, Florida, to-wit:

See attached Exhibit "A"

Property Appraiser's Parcel Identification Number: 17E17S11 2A180 0110

Address commonly known as: 10188 N. Holyoak Terrace, Dunnellon, Florida 34433

Subject to restrictions, reservations and easements of record, if any, and taxes for the current and subsequent years.

Grantor covenants that neither he/she nor his/her family reside upon the above-described property nor upon property which is contiguous or adjacent thereto.

TOGETHER WITH all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

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 (2016).

Further, the terms of the Trust provide for the present possessory right of possession of any homestead property as defined by Art. X, Sec. 4(c), Fla Const. (1968), as amended, in accordance with the Section 12D-7.011 of the Florida Administrative Code and such terms are in Section 196.031(1) of the Florida Statutes, thereby entitling person with equitable title to any real property transferred to the Trust to homestead exemption status if all of the requirements are met.

AND GRANTOR hereby covenants that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above-stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required.

AND GRANTOR does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

The terms "Grantor" and "Grantee" shall be non-gender specific masculine or feminine, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

Notice to Clerk and Department of Revenue: This deed is given for minimum consideration to/from a beneficiary of a revocable living trust and is subject to minimum documentary stamp tax pursuant to Section 12B-4.014(28)(i).

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

Signed, Sealed and Delivered in our presence:

Paul M. Stimpson
PAUL M. STIMPSON

Carole K. Stimpson
CAROLE K. STIMPSON

Signed in the presence of:

Dominique Gaebors
Witness #1 Signature

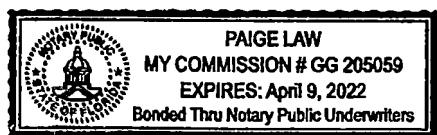
Dominique Gaebors
Witness #1 Printed Name

Paige Law
Witness #2 Signature

Paige Law
Witness #2 Printed Name

STATE OF FLORIDA }
COUNTY OF Lee }

The foregoing instrument was acknowledged before me this 20 day of April, 2018 by PAUL M. STIMPSON and CAROLE K. STIMPSON, who are personally known to me or has produced FLDL and FLDL as identification.



Paige Law
Notary Public Signature

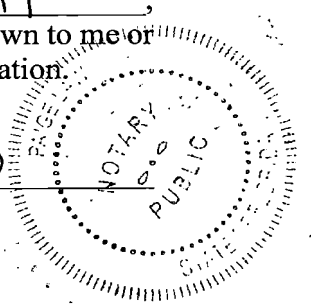


Exhibit "A"

Lots 11, 12 and 13, Block 18, RAINBOW ESTATES UNIT THREE, an unrecorded map, a portion of the Southeast 1/4 of Section 11, Township 17 South, Range 17 East, Citrus County, Florida, legally described as follows:

Commencing at the Northeast corner of the said Southeast 1/4 thence West for a distance of 188.06 feet; thence South for a distance of 1484.45 feet; thence West for a distance of 250.00 feet to the Point of Beginning; thence South for a distance of 165.05 feet; thence East for a distance of 250.00 feet; thence North for a distance of 165.05 feet; thence West for a distance of 250.00 feet to the Point of Beginning.

LESS the North 25 feet and the East 25 feet for right of way purpose.