

This instrument prepared by:

James N. Reyer, Esquire
Reyer Law Group, P.A.
5301 North Federal Highway, Suite 130
Boca Raton, FL 33487

After recording return to:

Reyer Law Group, P.A.
5301 North Federal Highway, Suite 130
Boca Raton, FL 33487

Property Parcel Identification Numbers:
18E17S100260 16220 0090

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE made this 29th day of July, 2020, by and between LINDA FLYNN, a married woman, Individually and as Trustee of the DORIS GEORGEPOULOS REVOCABLE TRUST, dated November 18, 1991, whose post office address is 189 Robbins Street, Milton, MA 02186, party of the first part, and LINDA FLYNN, a married woman, whose post office address is 189 Robbins Street, Milton, MA 02186, party of the second part.

Witnesseth:

WHEREAS, the DORIS GEORGEPOULOS REVOCABLE TRUST was created on November 18, 1991, by DORIS GEORGEPOULOS as Donor and Trustee;

WHEREAS, on September 19, 2019, DORIS GEORGEPOULOS, one of the original Trustees died;

WHEREAS, under Article EIGHT of said Trust Agreement, upon the death of DORIS GEORGEPOULOS, LINDA FLYNN shall serve as the sole Trustee of the Trust;

WHEREAS, title to the real property hereinafter described was transferred to LINDA FLYNN, as Trustee of the DORIS GEORGEPOULOS REVOCABLE TRUST, dated November 18, 1991, by Trustee's Distributive Deed executed as of the same date as this Deed, which Deed shall be recorded in the Public Records of Citrus County, Florida;

WHEREAS, Under Article THREE of said Trust Agreement, upon the death of DORIS GEORGEPOULOS, the Trustee is to distribute all assets including real property in which the Trust is vested with any interest (including the interest of the Trust in the subject property), to LINDA FLYNN, a married woman;

WHEREAS, the Trustee has full power and authority to distribute the trust property held under the Trust in accordance with its terms and conditions;

WHEREAS, the party of the first part wishes to grant, bargain, sell, alien, remise, release, convey and confirm said the real property hereinafter described unto the said party of the second part,

NOW THEREFORE, the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the party of the second part forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to wit:

Parcel 1:

Lot 9, Block 1622, of Citrus Spring, Unit TWENTY-SIX, a Subdivision according to the Plat thereof, recorded in Plat Book 9, Pages 7 - 16 of the Public Records of Citrus County, Florida.

Parcel 2:

Lot 10, Block 1622, of Citrus Spring, Unit TWENTY-SIX, a Subdivision according to the Plat thereof, recorded in Plat Book 9, Pages 7 - 16 of the Public Records of Citrus County, Florida.

SUBJECT TO: taxes for 2020 and all subsequent years; the above referenced Declaration of Condominium, covenants, conditions, restrictions, easements, reservations and limitations of record, if any, and all valid zoning ordinances.

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AT THE REQUEST OF THE GRANTOR.

MINIMUM DOCUMENTARY STAMPS ARE ATTACHED AS THIS CONVEYANCE IS A DISTRIBUTION TO THE BENEFICIARY OF A REVOCABLE TRUST FOR MINIMAL CONSIDERATION.

THE SUBJECT REAL PROPERTY IS NOT NOR HAS IT EVER BEEN THE HOMESTEAD OF DORIS GEORGOPOULOS OR LINDA FLYNN, NOR IS THE SUBJECT PROPERTY CONTIGUOUS TO THEIR HOMESTEADS. THE HOMESTEAD RESIDENCE OF DORIS GEORGOPOULOS IS: 99 BRACKETT STREET, QUINCY, MA 02169. THE HOMESTEAD RESIDENCE OF LINDA FLYNN IS: 189 ROBBINS STREET, MILTON, MA 02186

IN WITNESS WHEREOF, the undersigned Individually and as Trustee of the DORIS GEORGEPOULOS REVOCABLE TRUST, dated November 18, 1991, has executed this instrument under seal on the date aforesaid.

Signed sealed and delivered
in the presence of:

Mackenzie Sayward
Witness #1 - Mackenzie Sayward

Lynne Abe
Witness #2 - Lynne Abe

Linda Flynn
LINDA FLYNN, Individually and as Trustee of the
DORIS GEORGEPOULOS REVOCABLE
TRUST, dated November 18, 1991

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Norfolk

The foregoing instrument was acknowledged before me this 29th day of July, 2020
by LINDA FLYNN, Individually and as Trustee of the DORIS GEORGEPOULOS
REVOCABLE TRUST dated November 18, 1991, who is personally known or who produced
Massachusetts Driver's License as identification.

Mackenzie Sayward
Notary Public

