

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Amber Jade F. Johnson, P.A.
471 N. Maitland Avenue
Maitland, Florida 32751
(407) 786-2388

Tax Parcel Number: 17E18S27 33143
Altkey: 1089085
RETURN BY: MAIL (XX) PICK UP ()

TRUSTEE'S DISTRIBUTIVE WARRANTY DEED
(1180 N. Suncoast Blvd, Crystal River, FL- Citrus County)

This Indenture, made this 27th day of October, 2020, by and between:

TRACY KING, also known as TRACY KEITH KING, as PRESIDENT of **MORSE REALTY, INC.** as **TRUSTEE** of the **1180 N Suncoast Blvd Realty Trust, dated March 3, 2014** (a Florida Land Trust), whose mailing address is 861 W. Morse Blvd., Ste 250, Winter Park, Florida 32789, upon direction of the beneficial owner of the Trust Estate of the Land Trust and with full power (see **EXHIBIT A - LETTER OF DIRECTION**, attached hereto) to transfer, assign and encumber such interest,

hereinafter called "**GRANTOR**", to:

JANET L. MOGUL-KING, also known as JANET LOUISE MOGUL-KING, and TRACY KING, as Co-Trustees of the **RUTH N. MOGUL MARITAL TRUST, dated October 15, 2018**,

hereinafter called "**GRANTEE**."

See the recorded Affidavit of Trust for the **RUTH N. MOGUL MARITAL TRUST**, dated October 15, 2018 at # 2020043336 Book 3084, Page 871, of the Public Records of Citrus County, Florida.

WITNESSETH:

THAT **GRANTOR** covenants to and with the Grantee, the Grantee's heirs, successors and assigns, that TRACY KING, as PRESIDENT of **MORSE REALTY, INC.** presently serves as **TRUSTEE** of the **1180 N Suncoast Blvd Realty Trust, dated March 3, 2014** (a Florida Land Trust) which is in full force and effect, and **MORSE REALTY, INC., as Trustee** is empowered by the Trust to enter into this deed. And the Grantor further covenants with the Grantee that the Grantor has good right and lawful authority to convey the property under the terms of the trust. Where used herein the terms Grantor and Grantee shall be construed as

singular or plural as the context requires.

That GRANTOR, for and in consideration of the terms and conditions of the aforesaid Land Trust Agreement, and the powers granted therein, and of the sum of \$10.00, Grantor does by these presents grant, bargain and convey unto said Grantee or Grantee's heirs and assigns forever, at the direction of the beneficial owner of the trust, **one hundred percent (100%) of the legal and beneficial interest** in that certain real property situated in **Citrus County, Florida**, as more particularly described below; together with the personal property, if any, described below, however, to the encumbrances, exceptions, reservations and other matters, if any, as set forth below.

Legal Description

A parcel of land situate, lying and being in the County of Citrus, State of Florida, to wit: Begin at the point in the Southwesterly right-of-way line of U.S. 19 a/k/a State Road #55 found by measuring from the point of intersection of said Southwesterly right-of-way line and the North line of SW 1/4 of the SW 1/4 of Section 27, Township 18 South, Range 17 East; thence South 18 degrees 16' East along said Southwesterly right-of-way line a distance of 235.46 feet to the above mentioned beginning point; thence continue South 18 degrees 16' East along said right-of-way line of U.S. 19, a/k/a State Road #55 a distance of 157.13 feet; thence leaving said road right-of-way line North 89 degrees 51' 50" West parallel to the North line of said SW 1/4 of the SW 1/4 of Section 27 a distance of 200.0 feet; thence North 18 degrees 16' West parallel to the Southwesterly right-of-way line of U.S. 19, a/k/a State Road #55 a distance of 157.13 feet; thence South 89 degrees 51' 50" East 200.0 feet to the aforementioned beginning point.

Subject to all easements and restrictions of record.

Subject to all easements and restrictions of record.

To have and to hold the same, together with the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of Grantor, both at law and in equity, including all buildings, improvements, rights, easements, privileges and appurtenances belonging or appertaining or held and enjoyed therewith, unto Grantee according to the tenancy above set forth, forever.

Nothing in this Deed shall be interpreted as a waiver as homestead rights of a married person.

And, in consideration of the premises, Grantor does hereby covenant with Grantee that Grantor is seized of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required to be paid, and except as may herein specifically be set forth; that Grantor has good right to sell and convey said property, as aforesaid; and, that Grantor will warrant and defend the same unto Grantee against the lawful claims and demands of all persons whomsoever, except as aforesaid.

The rights and obligations of Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein. The conveyance herein set forth and the warranties of Grantor concerning the same are expressly declared to be in favor of Grantee, Grantee's successors and assigns.

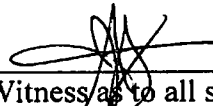
The terms "Grantor," "Grantee," and "Trustee" as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof. If these presents shall be signed by two or more persons as Grantor or Grantee, all covenants of such persons shall for all purposes be joint and several.

This Warranty Deed was prepared without the benefit of title insurance. The preparer of this deed was provided and did not search the legal description of the aforementioned property, and was not requested and did not obtain a title examination of the above described real property to determine liens and encumbrances.

This Distributive Warranty Deed is a transfer to a beneficiary made pursuant to the terms of the RUTH N. MOGUL REVOCABLE TRUST, Dated February 21, 1994, which is the owner of the beneficial interest of the 1180 N SUNCOAST BLVD REALTY TRUST, dated March 3, 2014, without consideration other than 10.00; therefore, only minimum documentary stamps are being paid.

THE REMAINDER OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK.

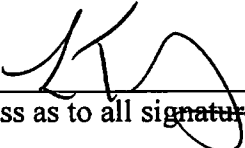
IN WITNESS WHEREOF, GRANTOR has executed this trustee's distributive warranty deed (for Tax Parcel ID 17E18S27 33143; address: 1180 N. Suncoast Blvd, Crystal River, Florida) and these presents on the 27th day of October, 2020. Signed, sealed and delivered in the presence of:



Witness as to all signatures

Amber Jade F. Johnson


Printed Name



Witness as to all signatures

Lisa T. Mahoney

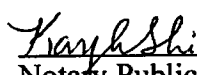
Printed Name



TRACY KING, as President of MORSE REALTY, INC., as Trustee of the 1180 N Suncoast Blvd Realty Trust, Dated March 3, 2014 861 W. Morse Blvd., Ste 250, Winter Park, Florida 32789 "GRANTOR"


**STATE OF FLORIDA
COUNTY OF ORANGE**

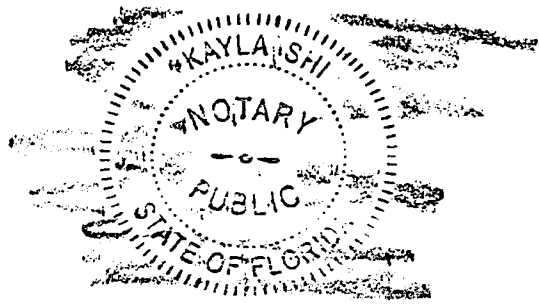
The foregoing instrument was acknowledged before me, by means of physical presence or ___ online notarization, this 27th day of October, 2020, by **TRACY KING**, also known as **TRACY KEITH KING**, in his capacity as President of Morse Realty, Inc., who produced a Florida driver's license as identification.



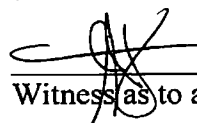
Notary Public, State of Florida

This was prepared by:
The Law Offices of Amber Jade F. Johnson, P.A.
471 North Maitland Avenue
Maitland, Florida 32751
Phone: (407) 786-2388
Email: attorneyaj@attorneyaj.com

 Kayla M. Shi
Notary Public
State of Florida
Comm# HH000956
Expires 6/6/2024



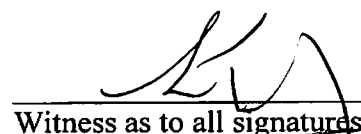
IN WITNESS WHEREOF, GRANTEE has executed this trustee's distributive warranty deed (for Tax Parcel ID 17E18S27 33143; address: 1180 N. Suncoast Blvd, Crystal River, Florida) and these presents on the 27th day of October, 2020. Signed, sealed and delivered in the presence of:



Witness as to all signatures

Amber Jade F. Johnson

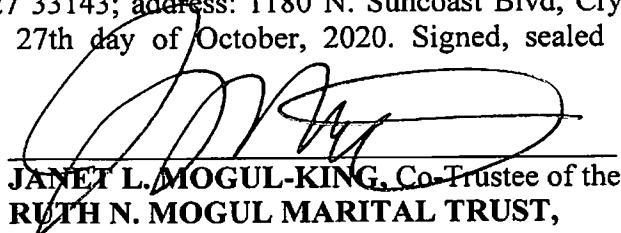
Printed name




Witness as to all signatures

Lisa T. Mahoney

Printed name



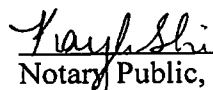
JANET L. MOGUL-KING, Co-Trustee of the
RUTH N. MOGUL MARITAL TRUST,
Dated October 15, 2018
861 W. Morse Blvd., Ste 250,
Winter Park, Florida 32789
"GRANTEE"



TRACY KING, Co-Trustee of the
RUTH N. MOGUL MARITAL TRUST,
Dated October 15, 2018
861 W. Morse Blvd., Ste 250,
Winter Park, Florida 32789
"GRANTEE"

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me, by means of physical presence or ___ online notarization, this 27th day of October, 2020, by **JANET L. MOGUL-KING**, also known as **JANET LOUISE MOGUL-KING**, as Co-Trustee, and by **TRACY KING**, also known as **TRACY KEITH KING**, as Co-Trustee, who have produced Florida driver's licenses as identification.



Notary Public, State of Florida

This was prepared by:
The Law Offices of Amber Jade F. Johnson, P.A.
471 North Maitland Avenue
Maitland, Florida 32751
Phone: (407) 786-2388
Email: attorneyaj@attorneyaj.com



Kayla M. Shi
Notary Public
State of Florida
Comm# HH000956
Expires 6/6/2024

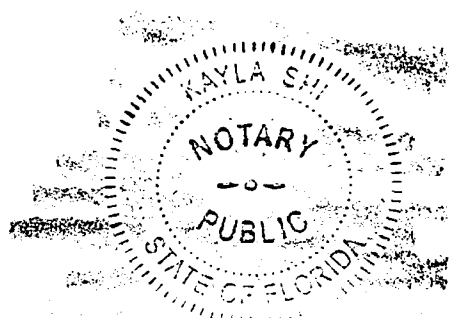
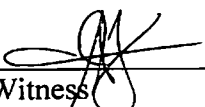


EXHIBIT A

LETTER OF DIRECTION TO THE TRUSTEE OF THE
1180 N SUNCOAST BLVD REALTY TRUST, dated March 3, 2014
(a Florida Land Trust governed by §689.071)

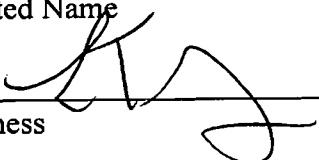
Dear Trustee,

The Ruth N. Mogul Revocable Trust, dated February 21, 1994 is the beneficial owner of the Trust Estate of 1180 N SUNCOAST BLVD REALTY TRUST, dated March 3, 2014. In accordance with paragraph 4 of the 1180 N SUNCOAST BLVD REALTY TRUST, dated March 3, 2014 and as Co-Trustees of the Ruth N. Mogul Revocable Trust, **we direct you to convey the beneficial interest and legal interest** owned by the 1180 N SUNCOAST BLVD REALTY TRUST, dated March 3, 2014 to the RUTH N. MOGUL MARITAL TRUST, dated October 15, 2018. We have executed this letter on this 27th day of October, 2020.




Witness
Amber Jade F. Johnson

Printed Name

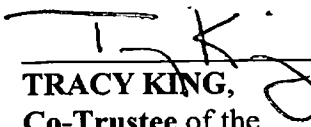


Witness
Lisa T. Mahoney

Printed Name



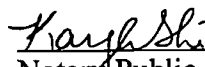
JANET L. MOGUL-KING,
Co-Trustee of the
RUTH N. MOGUL REVOCABLE TRUST,
Dated February 21, 1994



TRACY KING,
Co-Trustee of the
RUTH N. MOGUL REVOCABLE TRUST,
Dated February 21, 1994

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 27th day of October, 2020, by TRACY KING, also known as TRACY KEITH KING, and JANET L. MOGUL-KING, also known as JANET LOUISE MOGUL-KING, as Co-Trustees, who have produced a Florida driver's license as identification.



Notary Public, State of Florida

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