

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 11th day of November, 2020, by and between:

JANET L. MOGUL-KING, also known as JANET LOUISE MOGUL-KING, and TRACY KING, also known as TRACY KEITH KING, as Co-Trustees of the **RUTH N. MOGUL MARITAL TRUST, dated October 15, 2018**, whose mailing address is 861 W. Morse Blvd., Ste 250, Winter Park, Florida 32789, hereinafter called "**GRANTOR**", to:

1. **THE JANET L. MOGUL-KING GST EXEMPT TRUST, dated January 1, 2019**, JANET L. MOGUL-KING and TRACY KING, Co-Trustees,
2. **THE LYNDA R. MOGUL GST EXEMPT TRUST, dated January 1, 2019**, JANET L. MOGUL-KING and TRACY KING, Co-Trustees; (LYNDA R. MOGUL is formerly known as LINDA R. MOGUL),
3. **THE ALEXIS B. MOGUL GST LIFETIME TRUST, dated January 1, 2019**, JANET L. MOGUL-KING and TRACY KING, Co-Trustees, 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, for the JANET L. MOGUL-KING GST EXEMPT TRUST, dated January 1, 2019 at #2020043338, Book 3084, Page 909, of the Public Records of Citrus County, Florida, for the LYNDA R. MOGUL GST EXEMPT TRUST dated January 1, 2019 at #2020051980, Book 3095, Page 1283, of the Public Records of Citrus County, Florida, and for the ALEXIS B. MOGUL GST LIFETIME TRUST dated January 1, 2019 at #2020043337, Book 3084, Page 890, 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 JANET L. MOGUL-KING, and TRACY KING, as Co-Trustees of the **RUTH N. MOGUL MARITAL TRUST, dated October 15, 2018** which is in full force and effect,

are 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 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, as beneficiaries of the trust, or Grantee's heirs and assigns forever, the following described land situate, lying and being in the County of Citrus, State of Florida, to wit:

1. **an undivided 44.44% interest** to THE JANET L. MOGUL-KING GST EXEMPT TRUST, dated January 1, 2019, JANET L. MOGUL-KING, and TRACY KING, Co-Trustees; and
2. **an undivided 44.44% interest** to THE LYNDA R. MOGUL GST EXEMPT TRUST, dated January 1, 2019, JANET L. MOGUL-KING, and TRACY KING, Co-Trustees; and
3. **an undivided 11.12% interest** to THE ALEXIS B. MOGUL GST LIFETIME TRUST, dated January 1, 2019, JANET L. MOGUL-KING, and TRACY KING, Co-Trustees,

Of 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.

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.

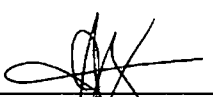
This Warranty Deed was prepared without the benefit of title insurance. The preparer of this deed was provided and did not search the legal description of the aforementioned property, and was not requested and did not obtain a title examination of the above described real property to determine liens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

This Distributive Warranty Deed is a transfer to the beneficiaries made pursuant to the terms of RUTH N. MOGUL MARITAL TRUST, dated October 15, 2018, without consideration other than 10.00; therefore, only minimum documentary stamps are being paid.

The beneficiaries of the RUTH N. MOGUL MARITAL TRUST are the trusts with the same beneficiaries named as Grantees herein.

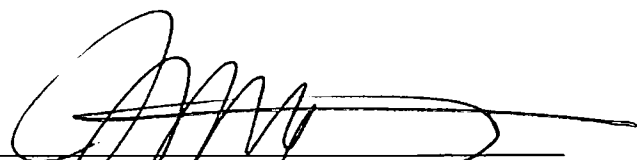
THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

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 11th day of November, 2020. Signed, sealed and delivered in the presence of:

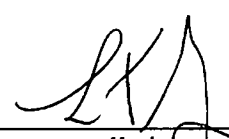


Witness as to all signatures
Amber Jade F. Johnson

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
"GRANTOR"



Witness as to all signatures
Lisa T. Mahoney

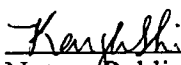
Printed name



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
"GRANTOR"

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of **X** physical presence or ___ online notarization, this 11th day of November, 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 both produced Florida driver's licenses as identification.

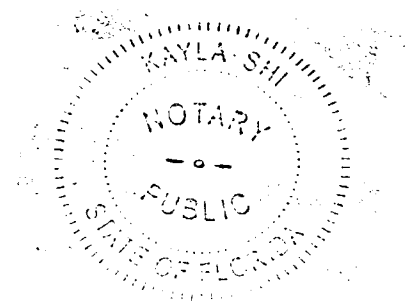


Notary Public, State of Florida

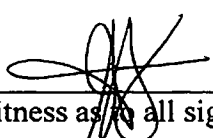
This was prepared by:
The Law Offices of Amber Jade F. Johnson, P.A.
471 North Maitland Avenue
Maitland, Florida 32751
Phone: (407) 786-2388
Email: attorneyaj@attorneyaj.com



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



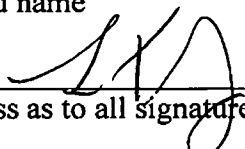
IN WITNESS WHEREOF, GRANTEE has executed this trustee's distributive warranty deed (for Tax Parcel ID 17E18S27 33143; address: 1180 N. Suncoast Blvd, Crystal River, Florida) and these presents on the 11th day of November, 2020. Signed, sealed and delivered in the presence of:



Witness as to all signatures

Amber Jade F. Johnson

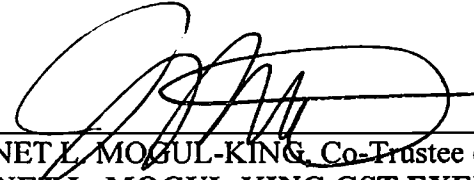
Printed name



Witness as to all signatures

Lisa T. Mahoney

Printed name



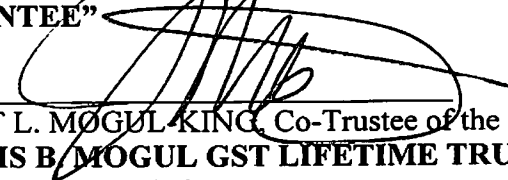
JANET L. MOGUL-KING, Co-Trustee of the

JANET L. MOGUL-KING GST EXEMPT TRUST, Dated January 1, 2019
861 W. Morse Blvd., Ste 250,
Winter Park, Florida 32789
"GRANTEE"



JANET L. MOGUL-KING, Co-Trustee of the

LYNDA R. MOGUL GST EXEMPT TRUST,
Dated January 1, 2019
861 W. Morse Blvd., Ste 250,
Winter Park, Florida 32789
"GRANTEE"

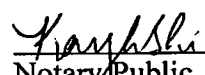


JANET L. MOGUL-KING, Co-Trustee of the

ALEXIS B. MOGUL GST LIFETIME TRUST,
Dated January 1, 2019
861 W. Morse Blvd., Ste 250,
Winter Park, Florida 32789
"GRANTEE"


**STATE OF FLORIDA
COUNTY OF ORANGE**

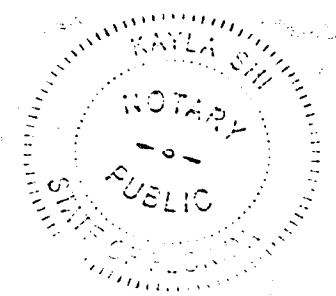
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 11th day of November, 2020, by **JANET L. MOGUL-KING**, also known as **JANET LOUISE MOGUL-KING**, in her capacity as Co-Trustee, who produced a Florida driver's license as identification.



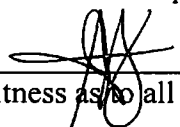
Notary Public, State of Florida

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 11th day of November, 2020. Signed, sealed and delivered in the presence of:



Witness as to all signatures

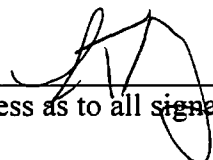
Amber Jade F. Johnson

Printed name



TRACY KING, Co-Trustee of the

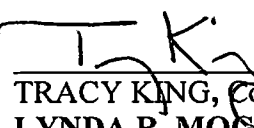
JANET L. MOGUL-KING GST EXEMPT TRUST, Dated January 1, 2019
861 W. Morse Blvd., Ste 250,
Winter Park, Florida 32789
"GRANTEE"



Witness as to all signatures

Lisa T. Mahoney

Printed name



TRACY KING, Co-Trustee of the

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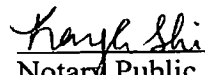


TRACY KING, Co-Trustee of the

ALEXIS B. MOGUL GST LIFETIME TRUST,
Dated January 1, 2019
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 11th day of November, 2020, by **TRACY KING**, also known as **TRACY KEITH KING**, as Co-Trustee, 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

