

Grantee SSN:

Trustee's Deed

This Indenture, made , December 31, 2020 A.D.

Between
TRSTE, LLC, a Florida Limited Liability Company, as Trustee of the 416 Hiawatha Ave Land Trust dated 03/20/2020 whose post office address is: 924 West Colonial Drive, Orlando, FL 32804, a land trust existing under the laws of the State of Florida, Grantor and Keith T Goss, and Peggy L Goss, husband and wife whose post office address is: 416 Hiawatha Ave., Inverness, Florida 34452, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Citrus, State of Florida, to wit:

Lot 18, Block L, Inverness Heights Subdivision Revised, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 58 and 59, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 20E19S180070 000L0 0180

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 whomsoever; and that said land is free of all encumbrances except easements, restrictions, reservations, prohibitions, rights-of-way of record, and taxes subsequent to December 31, 2021.

And the said Grantor does hereby covenant with Grantee that Grantor has good and lawful authority to sell and convey the property, and Grantor warrants the title to the property for any acts of Grantor, and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

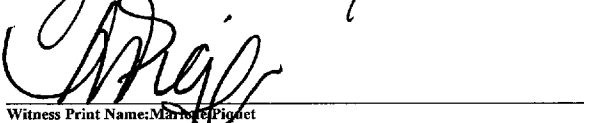
And the Trustee(s) hereby swear or affirm under penalties of perjury that the aforesaid trust named 416 Hiawatha Ave Land Trust, dated 03/20/2020 has not been amended, modified or revoked, except as heretofore disclosed, and that the Trust is still in full force and effect and that TRSTE, LLC, is/are still acting trustee(s) and has/have full power to grant, sell, and convey, the real property described above pursuant to Section 689.073, Florida Statutes; and further, the grantor does not have actual knowledge of any facts indicating that the trust is invalid

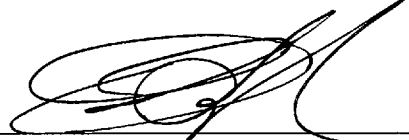
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized trustee(s) the day and year first above written.

416 Hiawatha Ave Land Trust dated 03/20/2020

Signed and Sealed in Our Presence:

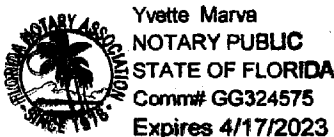

Witness Print Name: Yvette Marva


Witness Print Name: Marjolaine Pignot

By: TRSTE, LLC
Its: Trustee

By: _____
Joseph E. Seagle
Its: Manager
924 West Colonial Drive, Orlando, FL 32804

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this 31st day of December, 2020, by Joseph E. Seagle, Manager of TRSTE, LLC, the trustee(s) of 416 Hiawatha Ave dated 03/20/2020 A trust existing under the laws of the State of Florida, on behalf of the trust and said limited liability company.
He/She is personally known to me.



 (Seal)
Notary Public
Notary Printed Name: Yvette Marva
My Commission Expires: 04/17/2023

Prepared by/Return to:
Joseph E. Seagle, Esq.
Precision Closing Services, LLC DBA PCS Title
924 West Colonial Drive
Orlando, Florida 32804

File Number: P20-0440