

This instrument prepared by,
record, and return to:

Alexa Guevara, Esq.
McDonald Hopkins LLC
Flagler Center Tower
505 South Flagler Drive, Suite 300
West Palm Beach, FL 33401

Property Tax I.D. No.: 19E18S330050 00150 0530

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, is made this 12 day of Sept, 2019, between **ROBERT A. WICKES**, a single man, **INDIVIDUALLY AND AS TRUSTEE OF THE IRREVOCABLE DEMAND TRUST AGREEMENT BETWEEN GLENN F. WICKES, SR. AND EDNA I. WICKES AS GRANTORS AND ROBERT A WICKES AS TRUSTEE, F.B.O. JENNIFER PENNY ("Grantor")**, whose mailing address is 72 N. Spend A Buck Dr., Inverness, FL 33453, and **JENNIFER L. WICKES f/k/a JENNIFER PENNY**, a single woman (the **"Grantee"**), whose mailing addresses is whose mailing address is 72 N. Spend A Buck Dr., Inverness, FL 33453.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain and sell to Grantee, and Grantee's successors and assigns forever, the following described land in fee simple absolute situated in Citrus County, Florida (the "Property"):

LOT 53, BLOCK 15, CLEARVIEW ESTATES SECOND ADDITION,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15,
PAGES 3 THROUGH 12 INCLUSIVE, PUBLIC RECORDS OF CITRUS
COUNTY, FLORIDA.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have to the Hold, the same in fee simple forever.

NOTE TO RECORDER: Pursuant to Rule 12B-4.013(28)(e), Florida Administrative Code, this Trustee's Deed is exempt from documentary stamp taxes because it is the transfer of real property to the trust beneficiary.

This conveyance is subject to (i) taxes and assessments for the year 2018 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records, (ii) all conditions, restrictions, reservations, easements, covenants, and limitations of record, without, by this reference intending to reimpose the same, and (iii) all laws, ordinances, restrictions, prohibitions, regulations, and other requirements imposed by governmental authorities.

PER THE INSTRUCTIONS OF THE GRANTOR, THIS DEED HAS BEEN PREPARED BASED ON THE INFORMATION PROVIDED TO THE SCRIVENER AND NO PUBLIC RECORD TITLE SEARCH OR EXAM HAS BEEN PERFORMED IN CONNECTION WITH THE DRAFTING OF THIS DEED.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

IN WITNESS WHEREOF, Grantor has executed this Trustee's Deed as of the date written above.

Signed, Sealed and Delivered
in the presence of:

Witness 1:

Print Name: Chase Palmos

Robert A. Wickes
**ROBERT A. WICKES, INDIVIDUALLY
AND AS TRUSTEE OF THE
IRREVOCABLE DEMAND TRUST
AGREEMENT BETWEEN GLENN F.
WICKES, SR. AND EDNA I. WICKES AS
GRANTORS AND ROBERT A WICKES
AS TRUSTEE, F.B.O. JENNIFER PENNY**

Witness 2:

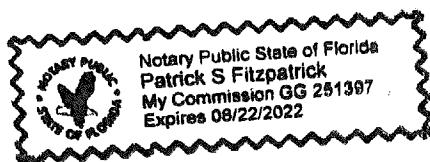
Print Name: Patrick S. Fitzpatrick

Witness

STATE OF Florida
COUNTY OF Citrus

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 12
day of September, 2019 by Robert A. Wickes, individually and as Trustee of the Irrevocable
Demand Trust Agreement between Glenn F. Wickes, Sr. and Edna I. Wickes As Grantors and Robert
A. Wickes as Trustee, F.B.O. Jennifer Penny, who is personally known to me or has produced
as identification.

(Seal)



Print Name: Patrick S. Fitzpatrick
Notary Public, State of Florida
Commission Expires: _____