

This instrument prepared by  
and return to:  
S. Michael Mountjoy, Esquire  
BRADSHAW & MOUNTJOY, P.A.  
209 Courthouse Square  
Inverness, Florida 32650

## CO-TRUSTEES' DISTRIBUTIVE DEED

THIS INDENTURE, made this 21<sup>st</sup> day of April, 2021, between **MARY ANN VANTINE and LEONARD HOEFLER, Successor Co-Trustees of The Venera L. Hoefler Inter-Vivos Trust of July 19, 1990**, made by **VENERA L. HOEFLER** (deceased), GRANTOR, whose mailing address is 4961 North Mulberry Loop, Beverly Hills, Florida 34465, hereinafter called the GRANTOR, and **MARY ANN VANTINE and LEONARD HOEFLER, as tenants in common, each as to an undivided one-half interest**, whose mailing address is 4961 North Mulberry Loop, Beverly Hills, Florida 34465, hereinafter called the GRANTEE.

### WITNESSETH:

That the GRANTOR, pursuant to **The Venera L. Hoefler Inter-Vivos Trust of July 19, 1990** made by **Venera L. Hoefler**, and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, grants, bargains, aliens, remises, releases, conveys and confirms to the Grantee and Grantee's heirs, personal representatives, successors and assigns forever that certain real property situated in Citrus County, Florida, more particularly described as follows:

**Lots 38, 39, 40 and 41, SUFFOLK MEADOWS UNIT 1, as recorded in Plat Book 5, Page 107, Public Records of Citrus County, Florida, Altkey #3109325, Parcel #17E19S350210 0380.**

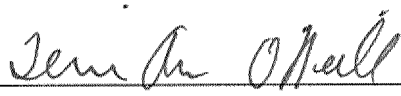
AND THE GRANTOR does covenant to and with the GRANTEE, the GRANTEE's heirs, personal representatives, successors and assigns, that they presently serve as Successor Co-Trustees under agreement dated July 19, 1990 made by Venera L. Hoefler, that said Trust is in full force and effect, that as Successor Co-Trustees, they are empowered by said Trust to enter into this deed and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

AND THE GRANTOR further covenants with GRANTEE that GRANTOR has good right and lawful authority and convey the property and GRANTOR warrants the title to the property for any acts of GRANTOR and will defend the title against all lawful claims of all persons claiming by, through or under the GRANTOR. Where used herein the terms GRANTOR and GRANTEE shall be construed as singular or plural as the context requires.

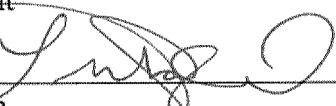
THE UNDERSIGNED do hereby swear, affirm and warrant that **Venera L. Hoefler died on October 18, 2020**, and that at the time of her death was an unremarried widow and had no minor children.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed these presents on the day and year first above written.


Signed, sealed and delivered  
in presence of:

  
\_\_\_\_\_  
Sign Terri Ann O'Neill

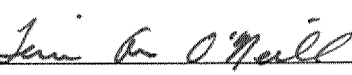
Print

  
\_\_\_\_\_  
Sign LINDA A WILSON


Print

  
\_\_\_\_\_  
MARY ANN VANTINE, Successor  
Co-Trustee of The Venera L. Hoefler  
Inter-Vivos Trust of July 19, 1990


Signed, sealed and delivered  
in presence of:

  
\_\_\_\_\_  
Sign Terri Ann O'Neill

Print

  
\_\_\_\_\_  
Sign LINDA A WILSON

Print

  
\_\_\_\_\_  
LEONARD HOEFLER, Successor  
Co-Trustee of The Venera L. Hoefler  
Inter-Vivos Trust of July 19, 1990


STATE OF FLORIDA

COUNTY OF CITRUS

BEFORE ME, the undersigned authority, personally appeared MARY ANN VANTINE, by means of [] physical presence or [ ] online notarization, who [ ] is personally known to me or [] produced Y/a DL as identification, and she acknowledged before me that she executed the foregoing instrument for the purposes stated therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the 21<sup>st</sup> day of April, 2021.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

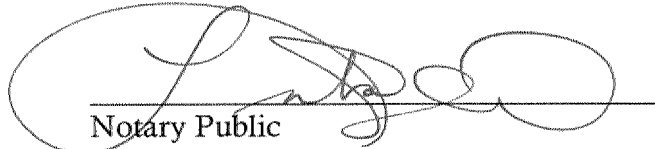
STATE OF FLORIDA

COUNTY OF CITRUS

BEFORE ME, the undersigned authority, personally appeared LEONARD HOEFLER, by means of [] physical presence or [ ] online notarization, who [ ] is personally known to me or [] produced NY DL as identification, and he acknowledged before me that he executed the foregoing instrument for the purposes stated therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the 21<sup>st</sup> day of April, 2021.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: