

This instrument prepared by and return to:
KOVACH LAW FIRM, P.A.
Michael T. Kovach, Jr., Esquire
Florida Bar Number: 0308020
Post Office Box 635
Inverness, Florida 34451

Property Appraiser's Parcel Identification
No. 17E19S150030 000C0 0050
Alt Key No. 193605

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 14th day of March, 2022, between **LINDA L. MERRITT A/K/A LINDA L. BROWNING**, whose address is 2341 S. Sandburg Point, Homosassa, Florida 34448, as Successor Trustee, of that certain **I. BROWNING LIVING TRUST, dated May 25, 2021** (hereinafter the "Trust"), made by **IMOGENE BROWNING A/K/A MARION IMOGENE BROWNING**, who died on August 28, 2021, hereinafter called the GRANTOR to **LINDA L. MERRITT A/K/A LINDA L. BROWNING**, a single woman, whose address is 2341 S. Sandburg Point, Homosassa, Florida 34448, hereinafter called the GRANTEE.

WITNESSETH:

That the GRANTOR, pursuant to the powers granted under the Trust made by **IMOGENE BROWNING A/K/A MARION IMOGENE BROWNING**; for love and affection 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 situate in Citrus County, Florida, more particularly described as follows:

Lot 5, Block C, CRYSTAL RIVER HIGHLANDS, according to the map or plat thereof recorded in Plat Book 3, page 143, Public Records of Citrus County, Florida.

Subject to a 4 foot wide easement, reserved along the rear of all lot lines, recorded in Plat Book 3, page 143, Public Records of Citrus County, Florida.

Subject to easements and restrictions of record.

The Property Appraiser's Parcel Identification Number is 17E19S150030 000C0 0050.

SUBJECT TO all easements, covenants, conditions, restrictions, reservations of record, if any, applicable zoning regulations and ordinances, and taxes for the current and subsequent years, mortgages of record which GRANTEE assumes and agrees to pay.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to said real property.

TO HAVE AND TO HOLD the same unto said GRANTEE, the GRANTEE's heirs, personal representative, successors and assigns, in fee simple forever.

AND THE GRANTOR does covenant to and with the GRANTEE, the GRANTEE's heirs, personal representatives, successors and assigns, that **LINDA L. MERRITT A/K/A LINDA L. BROWNING** presently serves as Successor Trustee under the Trust, that said Trust is in full force and effect, that **LINDA L. MERRITT A/K/A LINDA L. BROWNING** Successor Trustee is 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.

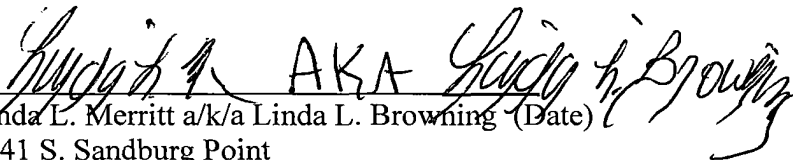
AND THE GRANTOR further covenants with GRANTEE that GRANTOR has good right and lawful authority to convey the property and GRANTOR warrants the title to the property for any acts of GRANTOR and will defend the title against all lawful claims of all persons claiming by, through or under the GRANTOR. Where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

THE UNDERSIGNED does hereby swear, affirm and warrant that **IMOGENE BROWNING A/K/A MARION IMOGENE BROWNING** died on August 28, 2021, and that at the time of her death **IMOGENE BROWNING A/K/A MARION IMOGENE BROWNING** was divorced and had no minor children.

GRANTOR further warrants that this property is was the homestead of GRANTOR of **IMOGENE BROWNING A/K/A MARION IMOGENE BROWNING** when she was alive.

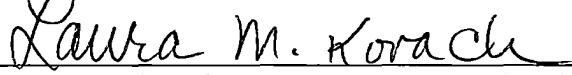
IN WITNESS WHEREOF, the said GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



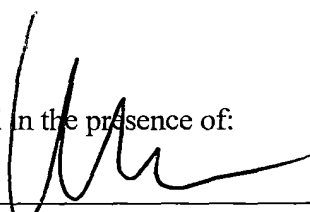
Linda L. Merritt a/k/a Linda L. Browning (Date)
2341 S. Sandburg Point
Homosassa, Florida 34448
as Successor Trustee of
I. Browning Living Trust, dated May 25, 2021

Signed in the presence of:



Laura M. Kovach (Date)
405 Tompkins Street
Inverness, FL 34450
Witness

Signed in the presence of:



Michael T. Kovach, Jr.
405 Tompkins Street
Inverness, FL 34450
Witness

3/14/22

(Date)

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of march, 2022, by Linda L. Merritt a/k/a Linda L. Browning, who has produced a Florida Driver License as identification.



Notary Public - State of Florida



SARA AUSTIN
Commission # GG 932740
Expires November 18, 2023
Bonded Thru Budget Notary Services