

This Instrument Prepared By
And Return To:
S. Michael Mountjoy, Esquire
Bradshaw & Mountjoy, P.A.
209 Courthouse Square
Inverness, Florida 34450

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 12th day of February, 2024, between JAMES F. SWASEY, whose address is 614 Franklin Court, Inverness, Florida 34453, as **Successor Trustee of JAMES HARDING SWASEY AND DOROTHY LISA SWASEY INTER-VIVOS TRUST DATED DECEMBER 4, 2018** made by JAMES HARDING SWASEY and DOROTHY LISA SWASEY (deceased), hereinafter called the GRANTOR, and STEVEN M. WASHINKO, II, whose address is 3678 South College Avenue, Inverness, Florida 34453, hereinafter called the GRANTEE.

WITNESSETH:

That the GRANTOR, pursuant to the **JAMES HARDING SWASEY AND DOROTHY LISA SWASEY INTER-VIVOS TRUST DATED DECEMBER 4, 2018** made by JAMES HARDING SWASEY and DOROTHY L. SWASEY, 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:

Lot 20, Block 324, INVERNESS HIGHLANDS WEST, a subdivision according to the map or plat thereof described in Plat Book 5, Pages 19 through 33, Public Records of Citrus County, Florida.
Parcel ID: 20E19S290010 03240 0200; Altkey: 1804159
Subject to easements, restrictions and reservations of record and taxes for the year 2024 and all subsequent years.

AND THE GRANTOR does covenant to and with the GRANTEE, the GRANTEE's heirs, personal representatives, successors and assigns, that he presently serves as Successor Trustee under agreement dated December 4, 2018 made by JAMES HARDING SWASEY and DOROTHY L. SWASEY, that said Trust is in full force and effect, that as Successor Trustee, he is empowered by said Trust to enter into this deed and that all things preliminary

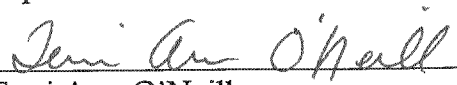
to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

AND THE GRANTOR further covenants with GRANTEE that GRANTOR has good right and lawful authority 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 does hereby swear, affirm and warrant that **JAMES HARDING SWASEY died on August 8, 2022**; that **DOROTHY L. SWASEY died on August 27, 2023**, 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:



Terri Ann O'Neill
209 Courthouse Square
Inverness, Florida 34450



Linda A. Wilson
209 Courthouse Square
Inverness, Florida 34450

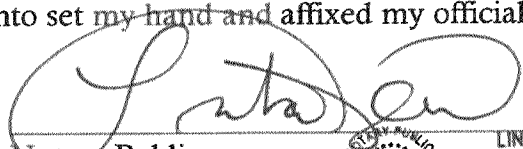


**JAMES F. SWASEY, Successor Trustee
of the JAMES HARDING SWASEY and
DOROTHY LISA SWASEY INTER-
VIVOS TRUST DATED December 4,
2018**

STATE OF FLORIDA
COUNTY OF CITRUS

BEFORE ME, the undersigned authority, personally appeared JAMES F. SWASEY, by means of physical presence or online notarization, who is personally known to me or who produced a Florida Driver License 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 12th day of February, 2024.



Notary Public
My Commission Expires  LINDA A. WILSON
Commission # HH 419057
Expires November 7, 2027