

**Prepared by and when recorded return to:**

JOSE C. GONZALEZ, P.A.  
730 N. Suncoast Blvd, Suite B  
Crystal River, Florida 34429

**Property Appraiser's Parcel Identification**  
No. 18E18S250130 0260

(Space above this line reserved for recording office use only)

**WARRANTY DEED**

THIS INDENTURE is made on this the 16 day of February, 2024, between **RICHARD P. FRUTIGER** and **LYNNE A. FRUTIGER**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 1853 N. Eagle Chase Dr, Hernando, Citrus County, Florida 34442, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **RICHARD P. FRUTIGER** and **LYNNE A. FRUTIGER**, Co-Trustees of the **RICHARD P. FRUTIGER AND LYNNE A. FRUTIGER REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 1853 N. Eagle Chase Dr, Hernando, Florida 34442, and such trust having been established under that certain revocable trust agreement dated the 16 day of February, 2024, by RICHARD P. FRUTIGER and LYNNE A. FRUTIGER as settlors and as cotrustees. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Citrus and State of Florida:

**Lot 26, WOODSIDE UNIT 1, according to plat thereof as recorded in Plat Book 17, Pages 13, 14 and 15, public records of Citrus County, Florida.**

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Citrus County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

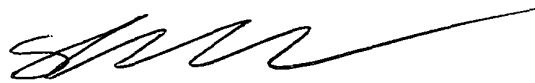
Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

By executing or joining this deed, Richard P. Frutiger intends to waive homestead rights that would otherwise prevent Lynne a. Frutiger from devising the homestead property described in this deed to someone other than Richard P. Frutiger. Similarly, by executing or joining this deed, Lynne a. Frutiger intends to waive homestead rights that would otherwise prevent Richard P. Frutiger from devising the homestead property described in this deed to someone other than Lynne a. Frutiger.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

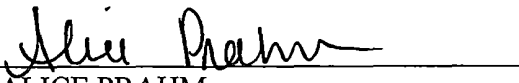
**Signed, Sealed and Delivered  
in presence of**



SHIELDS GAY  
9552 N. Jackson Way, Citrus Springs FL  
34434



RICHARD P. FRUTIGER



ALICE PRAHM  
1761 W. Citrus Springs Blvd,  
Citrus Springs FL 34434



LYNNE A. FRUTIGER

