

Prepared by and Return to:
Paul H. Nessler, Jr., Attorney at Law
10002 Cortez Blvd.
Spring Hill, Florida 34613
File No.: 24MS125
Parcel No.: 17E19S36 44100 0150
Consideration \$10.00

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, executed this 12th day of March, 2024, between **JINKY B. GUNTRUM, an unmarried widow, Individually and as Sole Surviving Trustee of the "BUDDY J. AND JINKY B. GUNTRUM REVOCABLE TRUST dated November 5th, 2010"**, whose post office address is 6829 W. Oaklawn Street, Homosassa, FL 34446, party of the first part, and **JINKY B. GUNTRUM, an unmarried widow**, whose postoffice address is 6829 W. Oaklawn Street, Homosassa, FL 34446, party of the second part.

WITNESSETH; The party of the first part, pursuant to powers contained in the Trust dated November 5th, 2010, and deed dated June 28th, 2018, recorded in OR Book 2910, Page 1235, in the Public Records of Citrus County, Florida, and in consideration of the premises and other good and valuable consideration in hand paid, bargains, sells, grants, aliens, remises, releases, conveys and confirms to the party of the second part, and to it's heirs, personal representatives, successors, and assigns forever, that certain real property situate in Citrus County, Florida, more particularly described as follows:

Lot in a subdivision in the E 1/2 of Section 36, Township 19 South, Range 17 East, described as follows:

Lot 15: Commence at the SW corner of the E 1/2 of the NW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 17 East, thence S 89° 45'09" E along the South line of said E 1/2 of the NW 1/4 of the NW 1/4 as shown on the Plat of Green Acres, as recorded in Plat Book 5, Pages 4 & 5, Public Records of Citrus County, Florida, a distance of 165.98 feet, thence N 0° 19'55" E 669.48 feet to the Point of Beginning, thence continue N 0° 19'55" E 133.89 feet, thence S 89° 53'30" E 166.33 feet, thence S 0° 21'21" W 133.96 feet, thence N 89° 52'06" E 166.27 feet to the Point of Beginning.

Subject to a 25 foot wide easement along the West and South boundaries thereof for road right-of-way.

Subject to easements, restrictions, and reservations of record, and real estate taxes and assessments for the year 2024, and subsequent years.

THIS DEED WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, AND PAUL H. NESSLER, JR., DOES NOT WARRANT THE ACCURACY OF THE INFORMATION NOR THE MARKETABILITY OF TITLE AS NO SEARCH HAS BEEN PERFORMED ON SAME, NOR HAS ANY DETERMINATION BEEN MADE AS TO THE OWNERSHIP OF THE PROPERTY OR THE AUTHORITY OF THE GRANTOR TO TRANSFER TITLE TO THE PROPERTY. THE PARTIES ACKNOWLEDGE AND AGREE THAT THE GRANTOR MAY NOT HAVE ANY INTEREST IN THE PROPERTY, AND THAT THEY HAVE HAD AN OPPORTUNITY TO PURCHASE TITLE INSURANCE, WHICH WOULD ALSO INVOLVE A RECORD TITLE SEARCH TO INSURE PROPER CONVEYANCE AND VESTING OF THE PROPERTY, BUT HAVE DECLINED TO ACQUIRE SAME, AND ACCEPT ALL RISK INHERENT THEREWITH.

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

TO HAVE AND TO HOLD the same to the *Parties of the Second Part*, and to it's heirs and

assigns, in fee simple forever.

IN WITNESS WHEREOF, the parties of the first part has set his hand and seal on the day and year first above written.

Signed, Sealed and Delivered in the Presence Of::

Jinky B. Guntrum
JINKY B. GUNTRUM, Individually and as
Sole Surviving Trustee of the **BUDDY J. AND**
JINKY B. GUNTRUM REVOCABLE TRUST
dated November 5th, 2010

Paul H. Nessler, Jr.
Signature of Witness
PAUL H. NESSLER, JR.
10002 Cortez Blvd., Spring Hill, FL 34613
Karen E. Leonardo
Signature of Witness
Karen E. Leonardo
10002 Cortez Blvd., Spring Hill, FL 34613

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 12th day of March, 2024, by between **JINKY B. GUNTRUM, Individually and as Sole Surviving Trustee of the “BUDDY J. AND JINKY B. GUNTRUM REVOCABLE TRUST dated November 5th, 2010”**, who is ☐ personally known to me OR ☒ has produced **DRIVER'S LICENSE** as identification, by physical appearance.

My Commission Expires:

Paul H. Nessler, Jr.
Signature of Notary Public
PAUL H. NESSLER, JR.
Print or Type Name of Notary

