

This Document Prepared by and Return to:
Hillsborough Title, Inc.
5320 Primrose Lake Circle, Suite A.
Tampa, FL 33647

Our File No.: NT25-132580

Parcel ID No.: 18E20S130020 01640 0010

TRUSTEE'S DEED

THIS INDENTURE, made June 4, 2025, by and between Lester A. Patacsil, an unmarried man, herein after referred to as Grantor, whose mailing address is 8462 Inca Way, Citrus Springs, FL 34434 and Patrick and Lisa Bright, Individually and as Trustees of the Patrick and Lisa Bright Revocable Trust, dated March 5, 2018 hereinafter referred to as Grantee, whose post office address is 32 Birchtree Street, Homosassa, FL 34446.

(Wherever used the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, his successors and assigns, all Grantor's interest in and to the following described real property lying and being situated in Citrus County, Florida, to wit:

Lot 1, Block 164, Sugarmill Woods, Oak Village, according to the map or plat thereof, as recorded in Plat Book 9, Pages 86 through 150, inclusive, Plat Book 10, Pages 1 through 150, inclusive and Plat Book 11, Pages 1 through 16, inclusive, as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida

SUBJECT TO all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining:

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and Trustee is specifically granted and given the power and authority:
 - (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - (b) To sell said real estate, for cash or credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchange and options;
 - (c) To execute leases and subleases for terms as long as 20 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicated any interest in said real estate;

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- (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
 - (e) To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes, 1988;
 - (f) The Trustee's liability hereunder, under the Trust Agreement or by operation of law to any persons firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto;
- 2. The Trustee shall hold said real estate and make distributions of said real estate of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated .
 - 3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferee and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto collateral hereto.
 - 4. This conveyance is made in conformance with the provisions of Sections 689.071, Florida Statutes.
 - 5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.
 - 6. Each and every power hereinabove set forth may be exercised by any Trustee. Any instrument executed by any Trustee or any act taken by any Trustee shall be binding upon the trust and all of the Trustees as fully and completely as if all Trustees had executed the said instrument or taken said action.
 - 7. The Successor Trustee is Grantee's
The Successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledged by him/her before a notary public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustees who from time to time are serving under it.

NOTE TO PROPERTY APPRAISER: The Grantee confirms that under the terms of the Trust referred to above, the Grantee has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

Prepared by:
Hillsborough Title, Inc.
Deborah Berkstresser
5320 Primrose Lake Circle, Suite A.
Tampa, FL 33647
incidental to the issuance of a title insurance policy
File No.: NT25-132580

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Cindy Spoo
Witness Printed Name: Cindy Spoo
Address: 15841 PondRush Ct.
Land O Lakes, FL 34638

Lester Patacsil
Lester Patacsil

Address:
8462 Inca Way
Citrus Springs, FL 34434

Shirley Dossman
Witness Printed Name: Shirley Dossman
Address: 13029 W Linderburg Ave
Tampa, FL 33626

State of Florida
County of Hernando

The foregoing instrument was executed and acknowledged before me this 4th of June, 2025, by means of ✓ Physical Presence or Online Notarization, by Lester Patacsil, an unmarried man, who is/are personally known to me or who has produced a valid driver's license as identification.

Cindy Spoo
Notary Public
My Commission Expires: 4/22/2026
(SEAL)

