

Prepared by and return to:
Steven W. Moore, Esquire
8240 118th Avenue N., Suite 300
Largo, FL 33773
727-395-9300
steven@stevenmoorepa.com
File No.: 3059-0100

TRUSTEE DEED

THIS TRUSTEE DEED, made the 2 day of October, 2025, by and between **Kevin Shipp**, as Trustee under the **Kevin Shipp Revocable Declaration of Trust, dated September 28, 2009** and **Julie Shipp**, as Trustee under the **Julie Shipp, Revocable Declaration of Trust, dated September 28, 2009**, "Grantor", and **Kevin Shipp and Julie Shipp as Trustees of the Kevin Shipp and Julie Shipp Joint Living Trust Dated the 2 Day of October, 2025**, whose address is 19839 Michigan Avenue, Odessa, FL 33556, which Co-Trustees pursuant to said Trust have the power and authority either to protect, conserve and to sell, or to lease or to encumber or otherwise manage and dispose of the real property described in this Trustee Deed, "Grantee" (the terms "Grantor" and "Grantee" are used for the singular and plural, as the context demands).

W I T N E S S E T H

The Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

Lot 8, Block 1405, of CITRUS SPRINGS UNIT 21, a Subdivision according to the Plat thereof, recorded in Plat Book 7, Page 73-83, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1437903

Commonly Known As: 10950 N Ella Terrace, Citrus Springs, FL 34433

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

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all liens and encumbrances except for taxes and assessments for 2023 and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

[SIGNATURES ON NEXT PAGE]

"GRANTOR"

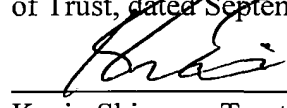
The Kevin Shipp Revocable Declaration of Trust, dated September 28, 2009



Signature

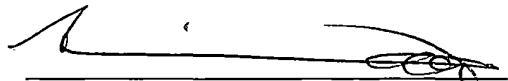
Kathleen M. Perry
8240 118th Ave N., Suite 300
Largo, FL 33773

Print Name of Witness



Kevin Shipp, as Trustee and individually
19839 Michigan Avenue
Odessa, FL 33556

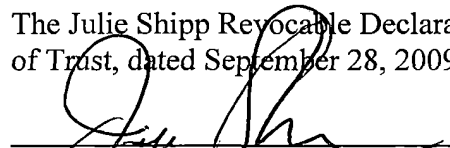
Address



Signature


Miranda Zaldivar
Print Name of Witness

The Julie Shipp Revocable Declaration of Trust, dated September 28, 2009



Julie Shipp, as Trustee and individually
19839 Michigan Avenue
Odessa, FL 33556

Address

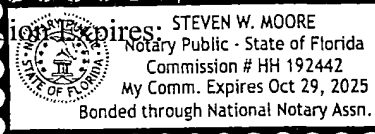
 American National Title
8240 118th Ave N, Suite 300
Largo, FL 33773

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by the means of physical presence or online notarization this 7 day of October, 2025 by Kevin Shipp individually and as trustee of the The Kevin Shipp Revocable Declaration of Trust, dated September 28, 2009 and on behalf of said trust, who is personally known to me or who has produced as identification.

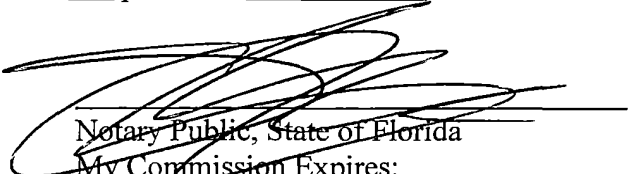


Notary Public, State of Florida

My Commission Expires:  STEVEN W. MOORE
Notary Public - State of Florida
Commission # HH 192442
My Comm. Expires Oct 29, 2025
Bonded through National Notary Assn.

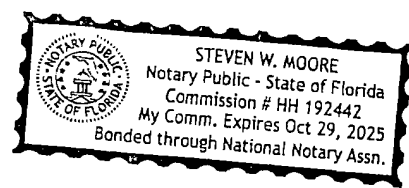
STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by the means of physical presence or online notarization this 7 day of October, 2025 by Julie Shipp individually and as trustee of the The Julie Shipp Revocable Declaration of Trust, dated September 28, 2009 and on behalf of said trust, who is personally known to me or who has produced as identification.



Notary Public, State of Florida

My Commission Expires:

 STEVEN W. MOORE
Notary Public - State of Florida
Commission # HH 192442
My Comm. Expires Oct 29, 2025
Bonded through National Notary Assn.