

THIS INSTRUMENT PREPARED WITHOUT OPINION OR REVIEW
OF TITLE BY AND AFTER RECORDING RETURN TO:

SAMUEL QUEIROLO, ESQ.
QUARLES & BRADY LLP
101 E. KENNEDY BLVD., SUITE 3400
TAMPA, FLORIDA 33602

RECORDING FEE: \$40.00
DOCUMENTARY STAMP TAX \$ 0.70

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 27th day of December, 2016, by DONALD H. TUSHAUS AND JEANNE R. JACOBS as Co-Trustees of the DONALD E. JACOBS AND JEANNE R. JACOBS REVOCABLE TRUST OF 1997, u/a/d October 20, 1997, as amended and restated July 26, 2002, as further amended (the "Trust"), whose post office address is: 10400 W. Innovation Dr., #110, Milwaukee, WI 53226 (hereinafter called "Grantor"), and DONALD H. TUSHAUS AND JEANNE R. JACOBS as Co-Trustees of the JEANNE R. JACOBS SURVIVOR'S TRUST u/a/d October 20, 1997, as amended and restated July 26, 2002, as further amended (hereinafter called "Grantee"), whose post office address is: 10400 W. Innovation Dr., #110, Milwaukee, WI 53226.

Witnesseth:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Citrus, State of Florida (hereinafter called the Property), to wit:

Commence at the Southeast corner of the Northeast 1/4 of Section 21, Township 18 South, Range 17 East, Citrus County, Florida; thence North, along the East line of said Section 21, a distance of 75.48 feet to a point on the North right-of-way line of State Road No. 44; thence South 88°25'38" West, along said right-of-way line, a distance of 180.0 feet; thence North 261.85 feet to a Point of Beginning; thence West 464.89 feet; thence South 177.69 feet to a point on the Northeasterly right-of-way line of U. S. Highway No. 19, said point being on a curve, concaved Southwesterly, having a central angle of 01°18'50", and a radius of 1960.01 feet; thence Northwesterly, along the arc of said curve and along the Northeasterly right-of-way line, a distance of 44.95 feet to a point (chord bearing and distance between said points being North 51°33'38" West, 44.95 feet); thence North 511.60 feet to a point on the most Northerly line of lands described in Official Records Book 387, Page 17, Public Records of Citrus County, Florida, said point also being a 14 foot wide drainage canal; thence North 89°43'15" East, along said Northerly line and along said Canal, a distance of 500.0 feet; thence South 364.23 feet to the Point of Beginning.

And including an easement for road right-of-way purpose described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 21, Township 18 South, Range 17 East, Citrus County, Florida; thence North, along the East line of said Section 21, a distance of 75.48 feet to a point on the North right-of-way line of State Road No. 44; thence South 88°25'38" West, along said right-of-way line, a distance of 180.0 feet to the Point of Beginning; thence continue South 88°25'38" West, along said right-of-way line, a distance of 35.01 feet; thence North 262.81 feet; thence East 35 feet; thence South 261.85 feet to the Point of Beginning.

Parcel Identification No.: 17E18S21 12210 (fee parcel)

Parcel Identification No.: 17E18S21 12200 (easement parcel)

THE PROPERTY IS NOT THE HOMESTEAD PROPERTY OF
THE GRANTOR.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Grantee shall have full power and authority to deal in and with the Property including the power and authority to protect, conserve, sell, lease or encumber and otherwise manage and dispose of the Property, or any part thereof, it being the intent to vest in grantee full rights as Grantee of the Property as authorized and contemplated by Florida Statutes §689.073.

No party dealing with the Grantee in relation to this deed or to the Property, in any manner whatsoever, and (without limiting the foregoing) no party to whom the Property, or any part thereof or any interest therein, shall be conveyed, encumbered, leased or contracted to be sold by the Grantee, shall be obligated (a) to see the application of any purchase money, rent, or money borrowed or advanced with respect to the Property, or (b) to see that the terms of the Trust have been complied with, or (c) to inquire into the authority, necessity or expediency of any act of the Grantee, or (d) be privileged to inquire into any of the terms of the Trust.

Every deed, mortgage, lease or other instrument executed by the Grantee in relation to the Property shall be conclusive evidence, in favor of every person claiming any right, title or interest thereunder that: (a) at the time of delivery thereof the trust created under the Trust was in full force and effect; (b) such instrument was executed in accordance with the terms and conditions of the Trust and all amendments thereof, if any, and is binding upon the beneficiaries thereunder; (c) the Grantee was thereunder duly authorized and empowered to execute and deliver every such instrument; (d) if a conveyance of the Property has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his or their predecessor in trust.

The Grantee shall have no individual liability or obligation whatsoever arising from its ownership, as Trustee(s) under the Trust, of the legal title to the Property, or with respect to any act done or contract entered into or indebtedness incurred by it in dealing with the Property or in otherwise acting hereunder, except only so far as the Property and any trust funds in the actual

possession of the Grantee shall be applicable to the payment and discharge thereof. Any and all liability, if any, arising with respect to ownership of the Property shall be solely the responsibility of the Beneficiaries of the Trust.

It is expressly understood and agreed between the parties and all successors and assigns that this deed is delivered to Grantee, not personally, but as Trustee(s) under the Trust in exercise of authority conferred upon such Trustee(s) therein. No personal liability or responsibility is assumed by or shall be enforceable against said Trustee(s), either express or implied.

In Witness Whereof, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses as to Grantor:

Rhonda Johnson CSW
Witness #1 Signature

Rhonda Johnson CSW
Witness #1 Printed Name

Donna Falcione
Witness #2 Signature

Donna Falcione
Witness #2 Printed Name

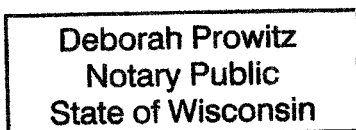
Jeanne R. Jacobs
JEANNE R. JACOBS,
Co-Trustee of the aforesaid Trust

STATE OF Wisconsin)
) SS.
COUNTY OF Waukesha)

I hereby certify that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared JEANNE R. JACOBS, as Co-Trustee of the DONALD E. JACOBS AND JEANNE R. JACOBS REVOCABLE TRUST OF 1997, u/a/d October 20, 1997, as amended and restated July 26, 2002, as further amended, who ☒ is personally known to me or ☐ produced _____ as identification and ☐ who did ☒ did not take an oath, who is the person described as Grantor in and who executed the foregoing deed, and acknowledged before me that said person executed that deed.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of December, 2016.

(SEAL)



Deborah Prowitz
Notary Public

Print Name: Deborah Prowitz
My Commission Expires: 4/29/2019

Jerome F. Seitz
Witness #1 Signature
Jerome F. Seitz
Witness #1 Printed Name

Don Tushaus
DONALD H. TUSHAUS,
Co-Trustee of the aforesaid Trust

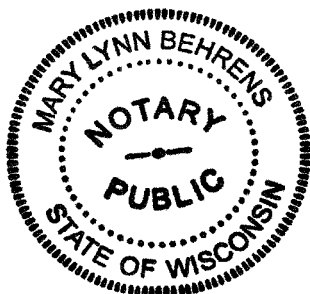
Michael R Schilly
Witness #2 Signature
MICHAEL R SCHILLY
Witness #2 Printed Name

STATE OF Wisconsin)
COUNTY OF Milwaukee) SS.

I hereby certify that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared DONALD H. TUSHAUS, as Co-Trustee of the DONALD E. JACOBS AND JEANNE R. JACOBS REVOCABLE TRUST OF 1997, u/a/d October 20, 1997, as amended and restated July 26, 2002, as further amended, who ☒ is personally known to me or ☐ produced _____ as identification and ☐ who did ☒ did not take an oath, who is the person described as Grantor in and who executed the foregoing deed, and acknowledged before me that said person executed that deed.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of December, 2016.

(SEAL)



Mary Lynn Behrens
Notary Public
Print Name: Mary Lynn Behrens
My Commission Expires: Oct. 17, 2020