

Prepared by and Return to:
David C. Sasser, Esq./eif
David C. Sasser, P.A.
P. O. Box 10510
Brooksville, FL 34603
Consideration: \$0.00
Parcel No. _____

TRUSTEE'S DEED

THIS DEED, made the 24th day of September, 2024, by JANICE V. SIZEMORE, as Trustee of THE VANCE FAMILY Revocable Trust u/d/t March 23, 2006, (the "Trust"), whose address is 435 Ederington Drive, Brooksville, FL. 34601, ("Grantor"), to KATY Z. BENNETT and RICHARD O. BENNETT, wife and husband, whose address is 11151 Lu Wista Lane, Brooksville, FL. 34601, ("Grantees").

WITNESSETH: That Grantor, as Trustee, conveys to Grantees and Grantees' successors and assigns forever, the following described property located in Hernando County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

This deed is given as part of the distribution of the Trust to a beneficiary and no other consideration has been given.

This property is not the homestead of the Grantor who resides in Citrus County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

AND Grantor hereby covenants with Grantees that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to convey said property; that Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

(WHEREVER used herein the terms Grantor and Grantee shall include all of the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural, as context requires.)

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

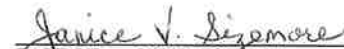
Signed in our presence:



Erin Francher
161 E. Jefferson St., Brooksville, FL. 34601



David C. Sasser
161 E. Jefferson St., Brooksville, FL. 34601

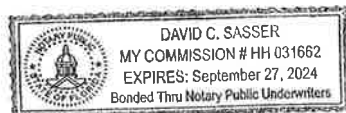


JANICE V. SIZEMORE, Trustee
435 Ederington Dr., Brooksville, FL. 34601

THIS INSTRUMENT WAS PREPARED FROM
INFORMATION SUPPLIED BY THE PARTIES
HERE TO NO GUARANTEE OR OPINION ON
TITLE HAS BEEN RENDERED BY THE LAW
OFFICES OF DAVID C. SASSER, P. A.

STATE OF FLORIDA
COUNTY OF HERNANDO

THE foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization this 24 day of September, 2024 by JANICE V. SIZEMORE, the Trustee of the VANCE FAMILY REVOCABLE TRUST u/d March 23, 2006, ☒ who is personally known to me or ☐ who produced _____ as identification.




NOTARY PUBLIC

Printed Name: _____

My Commission expires: _____

EXHIBIT

A

PARCEL "B"

Commence at the NW corner of the NE 1/4 of Section 29, Township 21 South, Range 20 East, Hernando County, Florida, said point being a 4" x 4" concrete monument stamped "PLS 2887"; thence run N86°00'59"E a distance of 460.12 feet to a point on the East line of that parcel as described in O.R. Book 2934 page 482 of the Public Records of Hernando County, Florida; thence run along said East line, S03°54'22"E a distance of 487.45 feet to the POINT OF BEGINNING; continue thence S03°54'22"E a distance of 567.53 feet to the NE corner of that parcel of land as described in O.R. Book 2934 page 482 as the "lessed off portion", said NE corner being monumented with a capped 1/2" iron rod stamped LB 2786; thence run along the North line of said "lessed off portion" parcel, S85°55'03"W a distance of 460.93 feet to a point on the West line of the NW 1/4 of the NE 1/4 of said Section 29, said point also known as the NW corner of said "lessed off portion" of parcel, and monumented with a 1/2" iron rod unnumbered; thence run along the said West line of the NW 1/4 of the NE 1/4, N03°51'45"W, a distance of 567.53 feet to a point; thence run N85°55'02"E, a distance of 460.49 feet to the Point of Beginning.

SUBJECT TO AND TOGETHER WITH a 20 foot wide easement for ingress & Egress along the East boundary, thereof, as described in O.R. Book 2934 page 482 of the Public Records of Hernando County, Florida, now being more particularly described as follows:

Begin at the SW corner of the NW 1/4 of the NE 1/4 of Section 29, Township 21 South, Range 20 East, Hernando County, Florida, said point being monumented with a 4" x 4" concrete monument unnumbered; go thence N85°53'51"E (formerly N85°57'22"E) along the South line of the NW 1/4 of the NE 1/4, 460.85 feet (formerly 461.50 feet); thence run N03°53'43"W, 289.81 feet (formerly N03°52'39"W, 290 feet) to the POINT OF BEGINNING; thence run N03°54'22"E, 1054.98 feet (formerly N03°52'39"W, 1056.82 feet) to a point on the North line of the NW 1/4 of the NE 1/4 of said Section 29; thence run N04°07'24"W, 211.80 feet (formerly N04°04'14"W, 211.60 feet) to a point on the Southerly Right-of-way of State Road #476, said point being monumented with a 3" x 3" concrete monument unnumbered; thence run S65°40'38"W (formerly S65°47'00"W) along the said Right-of-way 21.31 feet (formerly 20 feet) to a point that is 20 foot West and parallel with the said East line of that parcel as described in O.R. Book 2934 page 482 of the Public Records of Hernando County, Florida; thence run 20 foot West and parallel with the said East line of said described parcel, S04°07'24"E (formerly S04°04'14"E) a distance of 204.39 feet, to a point on the North line of the NW 1/4 of the NE 1/4 of said Section 29; continue thence 20 foot West and parallel with the said East line, S03°54'22"E, 1055.01 feet (formerly S03°53'39"E, 1056.82 feet) to a point on the North line of that parcel of land as described in said O.R. Book 2934 page 482 known as the "lessed off portion" of parcel; thence run along the said North line, N85°55'03"E, 20.00 feet (formerly N85°57'22"E, 20 feet) to the Point of Beginning and to close.

SUBJECT TO easements, reservations and restrictions of record.