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This Instrument Prepared By:
LAUREN Y. DETZEL
Florida Bar No: 0253294
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TAX PARCEL IDENTIFICATION NO.: 9101-00-00-0014

SPECIAL WARRANTY DEED TO TRUSTEE
UNDER SECTION 689.071, FLORIDA STATUTES

THIS SPECIAL WARRANTY DEED is made the 24th day of October, 1994, by SHIRLEY H. McCASKILL, whose post office address is 3215 Ohio Avenue, Sanford, Florida 32773 (hereinafter referred to as the "Grantor"), to SHIRLEY H. McCASKILL, not individually but solely as Trustee under the provisions of an unrecorded trust agreement known as the SHIRLEY H. McCASKILL REVOCABLE TRUST, dated the 24th day of October, 1994, as the same may, from time to time, be amended, (hereinafter referred to as the "Trust") pursuant to, and with all of the powers and authority under and by virtue of, Section 689.071 of the Florida Statutes, whose post office address is 3215 Ohio Avenue, Sanford, Florida 32773, (hereinafter referred to as the "Grantee").

(wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to that certain real property (hereinafter referred to as the "Property") situate, lying and being in Volusia County, Florida and being more particularly described as follows:

The North 726.00 feet of the West 900.00 feet of the North 1452.00 feet of the Northeast $\frac{1}{4}$ of Section 1, Township 19 South, Range 31 East, Volusia County, Florida. Subject to and together with a 50 foot wide private easement for utilities and road. Centerline of said 50 foot easement described as follows: Begin at the North $\frac{1}{4}$ corner of Section 1, Township 19 South, Range 31 East, run North 89°46'26" E. 450 feet, thence run South 00°24'55" East, 25 feet to the Point of Beginning of Centerline of easement, thence run South 89°46'26" West 425 feet, thence run South 00°24'55" East 701 feet, thence run North 89°46'26" East 525 feet.

LESS AND EXCEPT TO

The South 242 feet of the North 726 feet of the West 900 feet of the Northeast $\frac{1}{4}$ of Section 1, Township 19 South, Range 31 East, Volusia County, Florida, of which such property was transferred to Susan M. Little, by Quit Claim Deed dated October 28, 1993 and recorded at Official Records Book 3870, Page 1767 in the Public Records of Volusia County, Florida.

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

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor. This conveyance is subject to taxes accruing subsequent to December 31, 1993, and to easements, restrictions, agreements, conditions, limitations and reservations of record, if any, but this reference to restrictions shall not operate to reimpose the same.

The Grantee, as Trustee under the Trust, shall have and possess, inter alia, the power and authority to protect, conserve and sell, or to lease, or to encumber, or to otherwise manage and dispose of the Property.

Grantor certifies that on the date of execution, delivery and recordation of this instrument, neither Grantor nor any member of Grantor's family resided upon any portion of the Property, or any property contiguous thereto. The Property is not the constitutional homestead of the Grantor. The constitutional homestead of Grantor is located at 3215 Ohio Avenue, Sanford, Florida 32773.

"Grantor" has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Joanne M. Jones
Print Name JOANNE M. JONES

Shirley H. McCaskill
SHIRLEY H. MCCASKILL

Kathleen A. Weston
Print Name Kathleen A. Weston

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20th day of October, 1994, by SHIRLEY H. MCCASKILL. Said person did not take an oath and (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit:

Lauren Y. Detzel
Print Name: LAUREN Y. DETZEL
Notary Public - State of Florida
Commission Number:
My Commission Expires:

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LAUREN Y. DETZEL
Notary Public, State of Florida
My Comm. Expires Aug. 2, 1998
Comm. No. CC397183

RECEIVED
By Renee at 1:58 pm, Nov 01, 2021

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