

This Instrument Prepared By:  
Lauren Y. Detzel, Attorney  
DEAN, MEAD, EGERTON, BLOODWORTH,  
CAPOUANO & BOZARTH, P.A.  
Post Office Box 2346  
Orlando, Florida 32802-2346  
(407) 841-1200

Tax Parcel Identification No.: 9101-00-00-0014

**WARRANTY DEED**

THIS WARRANTY DEED is made the 9th day of November 2004, by **SUSAN T. McCASKILL**, not individually but solely as Trustee under the provisions of an unrecorded trust agreement known as the **SHIRLEY M. McCASKILL REVOCABLE TRUST**, dated the 20<sup>th</sup> day of October, 1994, as 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 6120 Payne Stewart Drive Windermere, FL 34786 (hereinafter referred to as "Grantor"), to **SUSAN T. McCASKILL**, a single woman, whose post office address is 6120 Payne Stewart Drive Windermere, FL 34786 (hereinafter collectively referred to as "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, partnerships and corporations.)

**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 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 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 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 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 whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2003, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

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 Grantor.

The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by Grantor, and has relied upon the representations of Grantor that Grantor is the holder of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of Grantor to hold such title in the manner represented.

IN WITNESS WHEREOF, the person named herein as "Grantor" has executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Bonnie Stanforth  
Print Name: Bonnie Stanforth

Susan T. McCaskill  
SUSAN T. McCASKILL, as Trustee of the  
SHIRLEY M. McCASKILL  
REVOCABLE TRUST, dated the 20<sup>th</sup> day  
of October, 1994

Deborah K. Dodge  
Print Name: Deborah K. Dodge

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of November, 2004, by SUSAN T. McCASKILL, as Trustee of the SHIRLEY M. McCASKILL REVOCABLE TRUST, dated the 20<sup>th</sup> day of October, 1994. Said person (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: \_\_\_\_\_.

Bonnie Stanforth  
Notary Public - State of Florida

BONNIE STANFORTH  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # DD039996  
EXPIRES 7/8/2008  
BONDED THRU 1-888-NOTARY1