

Return to and this instrument was prepared by:
R. Kellen Bryant, Esquire
2033 Flesher Avenue
Jacksonville, Florida 32207



Parcel ID Number(s): 09530-006-00
09530-007-00

QUITCLAIM DEED

THIS INDENTURE, made this 25th day of October, A.D. 2013, between

Rudolph L. Keszey, a married man, whose post office address is 1361 E. Long Lake Drive, Harrison, MI 48625 ("Grantor"), and

Rudolph L. Keszey, Trustee of the KESZEY FAMILY TRUST DATED APRIL 21, 2010, whose post office address is 1361 E. Long Lake Drive, Harrison, MI 48625 ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 (ten) dollars and other valuable consideration, to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, their successors and assigns forever, the following described land, situate in Levy County, Florida, to wit:

Lots 7 and 8, Block 49, THE REPLAT OF WILLISTON HIGHLANDS, UNIT 5, according to the plat thereof recorded in Plat Book 4, Pages 5 thru 5E, Public Records of Levy County, Florida.

SUBJECT to encumbrances, covenants, conditions, reservations, easements and restrictions of record, if any, however, reference herein shall not act to re-impose same; and taxes and assessments accruing subsequent to December 31, 2012.

This instrument has been prepared without benefit of a title search, title examination or attorney's opinion of title and no title insurance is being issued to or insuring any party hereto. Preparer is making no representations or warranties whatsoever regarding title marketability or condition of the property. Parties hereto agree to hold harmless and indemnify preparer regarding any liability arising from this conveyance as it affects the parties involved in this conveyance or anyone claiming title or any interest in the property under the parties to this conveyance.

There is hereby granted to Grantee, in addition to those powers conferred by law, the following powers to be exercised without authority from any court and in the Grantee's sole and absolute discretion, to deal with any and all property conveyed herein:

- 1) To retain such property regardless of whether it is of the class or diversification authorized by law for the investment of trust funds, and to abandon such property or any interest in it as may be deemed advisable.
- 2) To sell any such property or any interest (including undivided interests) therein, at such times and upon such terms and conditions including credit, as may be deemed advisable at public or private sale, and to exchange, grant options on or easements in or on the property or otherwise dispose of such property as may be deemed advisable.
- 3) To enter into a lease for any purposes as lessor of the property for such period of time and to grant such options for renewal or purchase as may be deemed advisable.
- 4) To borrow money from any lender as necessary to pay taxes or for such other purposes as may be deemed advisable, and to give notes or bonds for the sums borrowed and to encumber, mortgage or pledge any property granted hereunder to secure repayment of such notes or bonds.
- 5) To abandon, compromise, arbitrate or otherwise deal with and settle claims in favor of or against the property as may be deemed advisable.
- 6) To exercise all of the powers and discretions granted herein, even after the termination of any trust under which this property is granted, until the final distribution of all property conveyed herein.
- 7) To do all such acts and exercise all such rights and privileges, although not specifically listed hereunder, which the Grantee deems necessary or advisable for the proper and advantageous management, investment and distribution of the property

conveyed herein, and to make, execute and deliver any instruments or agreements binding the Grantee with respect to the property conveyed hereby.

It is the intention of Grantor to vest title to the property to Grantee pursuant to the terms of Section 689.071 of the Florida Statutes.

If applicable during my life, Grantor retains beneficial title in equity for purposes of continued homestead tax exemption as to subject property, and further confirms this is a conveyance to the Trustee of a Grantor Trust which is not pursuant to a sale and, therefore, only minimum documentary stamps are affixed hereto.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and the year first above written.

Signed, sealed and delivered by Grantor in the presence of:

Amy Bidoul
#1 Witness Signature

Rudolph L. Keszey
Signature

Amy Bidoul
Printed Name of #1 Witness

Patricia S Sexton
Witness #2 Signature

Patricia S Sexton
Printed Name of #2 Witness

State of Michigan)

County of Clare)

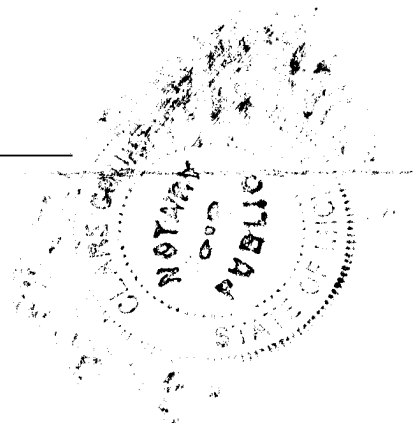
I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Rudolph L. Keszey**, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they/he/she executed the same, and an oath was not taken.

Witness my hand and official seal in the County and State

last aforesaid this 25th day of October 2013.

Jennifer A. Lewandowski
Notary Public

**Jennifer A. Lewandowski Notary Public
Clare County, State of Michigan
My Commission Expires on 05-04-2014**



Said person(s) is/are personally known to me or
Said person(s) provided the following type of identification: Michigan Drivers License