

This Instrument Prepared by:

Terri Moody

Dixie Title Services, LLC

167 Northeast 351 Highway

Cross City, FL 32628

Consideration: \$130,000.00

Parcel Identification Number:

10171-000-00

(Space Above This Line For Recording Data)

### Trustee's Deed

THIS TRUSTEE'S DEED (this "Deed") is made as of the 26th day of October, 2021 from Nancy E. Gibbs, the unmarried surviving spouse of Robert M. Gibbs, deceased and as Sole Trustee of the Robert M. Gibbs and Nancy E. Gibbs Revocable Trust dated September 8, 2014 (the "Trust"), with the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the Property pursuant to Section 689.073, Florida Statutes, whose address is 46 Farrarville Road, Belmont, NH 03220 ("Grantor"), to Jason David Smith and Ora Renee Hill Smith, husband and wife, whose address is 2381 North 300 West, Tipton, IN 46072 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of ONE HUNDRED THIRTY THOUSAND AND 00/100 Dollars (\$130,000.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does distribute, grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Levy County, Florida and fully described as follows:

*Lot 12, Block 3, Jeanne Heibner Subdivision, according to the Plat thereof recorded in Plat Book 4, Page 21, Public Records of Levy County, Florida.*

*Together with a 1978 GREA Mobile Home, bearing VIN No. : GDLCFL3282037A and GDLCFL3282037B; Title No. : 16445033 and 16445034.*

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

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

SUBJECT to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Witness(es)

WITNESS

PRINT NAME: Cheryl Thurber

WITNESS

PRINT NAME: Grace Macgregor

Grantor(s)

Robert M. Gibbs and Nancy E. Gibbs Revocable Trust dated September 8, 2014

By: Nancy E. Gibbs Trustee 23 OCT 21  
Nancy E. Gibbs, Trustee

STATE OF New Hampshire

COUNTY OF Belknap

The foregoing instrument was acknowledged before me by means of (☒) physical presence or ( ) online notarization this 23 day of October, 2021, by Nancy E. Gibbs, Trustee of the Robert M. Gibbs and Nancy E. Gibbs Revocable Trust dated September 8, 2014.

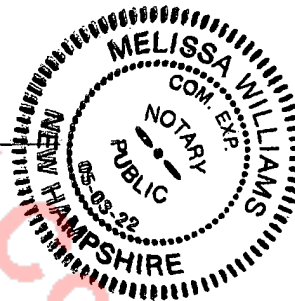
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: New Hampshire Driver license



Robert M. and Nancy E. Gibbs  
Revocable Trust  
Certification of Trust

**THE ROBERT M. AND NANCY E. GIBBS REVOCABLE TRUST**

**CERTIFICATION OF TRUST**

The undersigned hereby certifies that the following statements are true and correct:

1. The Robert M. and Nancy E. Gibbs Revocable Trust (the "Trust") is currently in existence.
2. The Trust was established under a trust instrument executed on September 8, 2014, (the "Trust Agreement").
3. The Settlers of the Trust is are Robert M. Gibbs and Nancy E. Gibbs.
4. The current Trustees are Robert M. Gibbs and Nancy E. Gibbs and the Trustee's address is 46 Farrarville Rd., Belmont, New Hampshire, 03220.
5. Upon the death or incompetency of Robert M. Gibbs and Nancy E. Gibbs, the other shall act as sole Trustee. Upon the death or incompetency of the survivor of Robert M. Gibbs and Nancy E. Gibbs, Kim Louise Terrio, of 15 Hunter Court, Belmont, NH 03220 and Christine E. St. Cyr, of 174 Sargent Rd., Gilmanton, NH, 03237 are appointed Successor Co-Trustees.
6. Article VII of the Trust Agreement grants the Trustee and any Successor Trustee to:
  - (a) To hold and retain any and all of the property, whether real or personal, which has been transferred into the Trust by gift, assignment, bequest or devise.
  - (b) To sell and dispose of any property which may have been transferred into or is held by the Trust.
  - (c) To invest and reinvest any funds held by the Trust.
  - (d) To sell, exchange, partition or otherwise dispose of any and all real estate which may be held by the Trust.
  - (e) To employ attorneys, accountants, agents, custodians, clerks or other such persons as they may deem necessary in the administration of the Trust.
  - (f) The Grantors, as Trustee(s) shall have no legal duty, obligation under the Uniform Trust Code to provide notices or an accounting to the beneficiaries of this Trust.