

Prepared By:
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Stopa Law Firm
2202 N. Westshore Blvd. Suite 200
Tampa, FL 33607

DEED TO TRUSTEE

THIS DEED TO TRUSTEE made this 28th day of February 2017, by Randy J. Ervin and Andrea D. Ervin, husband and wife, GRANTOR*, to Inland Assets, LLC, As Trustee for the 4319 Balington Drive Trust with full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statute 689.071, GRANTEE, whose address is 447 3rd Ave N. Suite 405 St. Petersburg, FL 33701

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all the certain land situated in Hillsborough County, Florida viz:

LOT 10, BLOCK 5, BUCKHORN PRESERVE-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE(S) 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

More commonly known as 4319 Balington Drive, Valrico, Florida 33594

The above-described property is not the homestead property of the Grantor.

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

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land as-is, subject to all accrued and accruing taxes and assessments, and all liens, encumbrances, covenants, conditions, restrictions and actions of record or otherwise, except nothing herein shall operate to re-impose same. The Grantee and its successors, and/or assigns shall have the benefit of and Grantor does hereby assign unto Grantee any defense available to the Grantor, debtor or to the debtor's bankruptcy estate as against any entity other than the estate, including statutes of limitation, statutes of frauds, usury, standing, negotiability, conditions precedent to foreclosure and all other personal defenses. The intent of the Grantor shall include the rights of the Grantor with respect to any rights the Grantor has. A waiver of any such defense by the Grantor, debtor, or by the estate after the date of this Trustee's Deed does not bind the Grantee or its successors or assigns. The Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whosoever.

THE INTERESTS of the beneficiaries under said Trust is personal property. Persons

dealing with Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in the rights, proceeds and avails of Trust Property, not in the title, legal or equitable, of said real estate. The liability of the Trustee under this Deed and the trust Agreement is limited to the assets of the trust and the Trustee hereunder has no personal liability whatsoever.

IN THE EVENT IN THE EVENT of the resignation of the Land Trust Trustee, the trust agreement provides for the appointment of a Successor Land Trust Trustee. The filing of an Affidavit of Acceptance by the Successor Land Trust Trustee shall be effective to vest title to the Successor Land Trust Trustee.

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

Signed, sealed and delivered in the presence of:

GRANTOR:

Carolyn J. Johnson

[Signature]

Witness 1 Sign & Print: Carolyn J. Johnson Randy J. Ervin

Lawrence R. Arnold

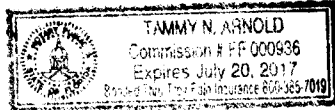
Andrea D. Ervin

Witness 2 Sign & Print: Lawrence R. Arnold Andrea D. Ervin

STATE OF Florida
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Randy J. Ervin, who produced personally known as identification and who executed the foregoing instrument and acknowledged before me they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of February, 2017.



Tammy N. Arnold
Notary Public
Printed Name: TAMMY N. ARNOLD
My Commission Expires: 29 JUL 2017

STATE OF Florida
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Andrea D. Ervin, who produced personally known as identification and who executed the foregoing instrument and acknowledged before me they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of February, 2017.



Tammy N. Arnold
Notary Public
Printed Name: TAMMY N. ARNOLD
My Commission Expires: 29 JUL 2017