

Recd. 37.50
For. 55
27.05

TRANS NUM:00023775
DOC STAMPS PD: \$.55
INTANG. TAX PD: \$.00
KAREN E. RUSHING SARASOTA CO.
BY: [Signature] D.C.

90046128

WARRANTY DEED

THIS INDENTURE, made this 25 day of April, 1990, by and between SAM A. IDELSON, joined by his wife, DORIS R. IDELSON, hereinafter referred to as Grantor, and SAM A. IDELSON, as Trustee, hereinafter referred to as Trustee, whose post office address is P. O. Box 1286, Sarasota, Florida 34230.

WITNESSETH, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, its successors and assigns, the following described property situate in Sarasota County, Florida, to wit:

See Exhibit A, attached hereto.

TOGETHER with all of the Grantor's right, title and interest in and to any real estate situate in Sarasota County, Florida, which is vested in the Grantor, SAM A. IDELSON, individually or as a tenant in common.

TOGETHER with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining;

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and Trustee is specifically granted and given the power and authority:

- a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
- b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
- c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
- d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
- e) To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of Section 737.402, Florida Statutes, 1989.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement collateral hereto entered into by SAM A. IDELSON, as Grantor, and SAM A. IDELSON, as Trustee dated May 2, 1989, as amended.

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3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded Trust Agreement and any amendments thereto collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement and any amendment thereto collateral hereto shall be personal property only.

5. The Grantor recites that this conveyance is made in conformance with the provisions of Section 689.071, Florida Statutes, 1985.

6. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

7. In the event of the resignation, death or inability of SAM A. IDELSON to serve as Trustee, the Grantor's wife, DORIS R. IDELSON, and the Grantor's son, CHARLES K. IDELSON, shall serve as successor Co-Trustees, without bond. In the event of the death, resignation or inability of DORIS R. IDELSON to serve as a Trustee, SUN BANK OF LEE COUNTY, N.A., shall serve as a Co-Trustee or sole Trustee, as the case may be. In the event of the death, resignation or inability of CHARLES K. IDELSON to serve as a Trustee, the Grantor's daughter, MINNA IDELSON WEINBERG, shall serve as a successor Co-Trustee. If both CHARLES K. IDELSON and MINNA IDELSON WEINBERG shall be unable or unwilling to serve as a Trustee, the then surviving Co-Trustee shall serve as sole Trustee, without bond. Every successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act of conveyance or transfer. Whenever used herein, the word "Trustee" shall specifically include "successor Trustee".

And Grantor hereby covenants with Trustee that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the date above written.

Signed, sealed and delivered
in the presence of:

Dudrey J. Kephart
L. M. Watters

Sam A. Idelson (SEAL)
SAM A. IDELSON

Doris R. Idelson (SEAL)
DORIS R. IDELSON

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STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments in the county and state above named, personally appeared SAM A. IDELSON and DORIS R. IDELSON, to me known to be the persons described in and who executed the foregoing deed and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the county and state named above this 25 day of April, 1990.



Monte K. Marshall
Notary Public

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Oct. 13, 1992

Ret. to: Prepared by: Monte K. Marshall
Williams, Parker, Harrison, Dietz & Getzen
1550 Ringling Blvd., P. O. Box 3258
Sarasota, Fla. 34230

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The following described real estate located in Sarasota County, Florida, to-wit:

1. An undivided 1/2 interest in Lots 6, 7, 8 and 9 of Block Three (3), as shown on a certain map entitled St. Armands Division of the John Ringling Estates and filed in the Public Records of Sarasota County, Florida, in Plat Book 2, Pages 30 and 31.
2. That part of the East half of Section 17, Township 36 South, Range 19 East, lying North of Old Miakka Road. Containing 291.76 acres more or less.
LESS the following:
Begin at the Southwest corner of the East half of Section 17, Township 36 South, Range 19 East, lying North of the Old Myakka Road, thence East along the South boundary line of said tract 300 feet, thence North and parallel to the West boundary line of said tract, 3630 feet to a point, thence West 300 feet to the West boundary of said tract, thence South along the West boundary line 3630 feet to Point of Beginning, comprising 25 acres more or less.
LESS the following:
Commence at a concrete monument at the Southwest corner of said tract; thence East along the North line of said Richardson Road a distance of 600 feet for a point of beginning; thence continue East along the North line of said Richardson Road to a concrete monument at the Southeast corner of said tract; thence North along the East line of said section to a concrete monument at the Northeast corner of said section; thence West along the North line of said section to a point on the North line which is 600 feet East of the Northwest corner of said East half of said Section 17, Township 36 South, Range 19 East; thence South and parallel to the West line of said East half of Section 17, Township 36 South, Range 19 East, to the Point of Beginning, containing 226.6 acres, more or less.
3. An undivided 3/4 interest in Lot 1 and the South 32-1/2 feet of Lot 2, Block B, Herrick's Subdivision, as per plat thereof recorded in Plat Book 1, Page 53, Public Records of Sarasota County, Florida; together with all improvements located on said property and fixtures contained therein; less, however, the Easterly 16.9 feet of said Block B, held by the Florida Department of Transportation as right-of-way for the South Tamiami Trail (U.S. Highway 41).
4. Unit 504, LIDO BEACH CLUB, a condominium, according to the Declaration of Condominium recorded in Official Records Book 1044, Pages 1177 through 1216, inclusive, and as per plat thereof recorded in Condominium Book 8, Pages 3, 3A, 3B and 3C, of the Public Records of Sarasota County, Florida.
5. An undivided 3/4 interest in Lots 3 and 4 and the North 52-1/2 feet of Lot 2 and the East 1/2 of Lot 6, Block B, Herrick's Subdivision, as per plat thereof recorded in Plat Book 1, Page 53, Public Records of Sarasota County, Florida; together with all improvements located on said property and fixtures contained therein; less, however, the Easterly 16.9 feet of said Block B held by the Florida Department of Transportation as right-of-way for the South Tamiami Trail (U.S. Highway 41).

6. Lots 9, 10 and that part of Lot 11 described as follows: Begin at the SE corner of said Lot 11, thence run W.0.90 feet; thence with an angle of 90°00 min to the right, run 105 feet to the NE corner of said Lot 11; thence South along the East line of said Lot 11, 105 feet to the POB, all being in Block J, City Hall Square Subdivision, Unit #2, as per plat recorded in Plat Book 2, Page 75, Public Records of Sarasota County, Florida.
7. An undivided 1/2 interest in Lots 18, 19, 20, 21, 22, 25, 26, North 1/2 of vacated alley and Lots 23, 24, 33, and 34, Block H, NEWTOWN PARK SUBDIVISION, as per plat thereof recorded in Plat Book 2, Page 190, Public Records of Sarasota County, Florida.
8. An undivided 3/4 interest in Lots 31, 32, 35 and 36, Block H, NEWTOWN PARK SUBDIVISION, as per plat thereof recorded in Plat Book 2, Page 190, Public Records of Sarasota County, Florida.
9. An undivided 3/4 interest in Lots 27, 28, 29 and 30, Block H, NEWTOWN PARK SUBDIVISION, as per plat thereof recorded in Plat Book 2, Page 190, Public Records of Sarasota County, Florida.
10. An undivided 1/2 interest in Lot 23, Block A, Subdivision in NW-1/4 of NW-1/4 of Section 17-36-18, as per plat recorded in Plat Book 4, Page 35, Public Records of Sarasota County, Florida (known as McKaig's Subdivision), less a strip of land off the West side thereof, said strip being 32.5 feet in width along the North boundary of said Lot 23 and 33.29 feet wide along the South boundary of said Lot 23.
11. An undivided 3/4 interest in:
Begin at a point on the South line of Lot 8, Block 8, of the Plat of the Town of Sarasota, as said plat is recorded in the Public Records of Manatee County, Florida, in Plat Book 1, Page 21, 67.60 feet East of the center line of the North and South passageway in Lord's Arcade, (which point is 100.67 feet East of Southwest corner of said Block 8), thence North along the center line of a party wall and said party wall proceeded North 100.0 feet to the North line of said Lot 8; thence East along the North line of said Lot 8, 19.25 feet to the center line of a proceeded North; thence South along said center line 100.0 feet to the South line of said Lot 8; thence West along said South line 19.25 feet to point of beginning.
12. An undivided 1/2 interest in:
Beginning at the SE corner of the West half of Lot 18, of Block L, of the registered plat of the Town of Sarasota, Florida, as same appears of record in Plat Book 1, Page 81, Public Records of Manatee County, Florida, running thence North 150 feet to a point; thence run West 50 feet to a point; thence run South 150 feet to a point; thence run East 50 feet to the point of beginning.
13. An undivided 2/3 interest in the East 25 feet of Lot 7 of Block 5 of the registered plat of the Town of Sarasota, Florida, as per plat thereof recorded in Plat Book 1, Page 21, of the Public Records of Manatee County.
14. An undivided 65% interest in Lots 1, 2, 3, 6, 8, 10, and the North 27.9 feet of Lot 7, Block C, Roseland Park Subdivision, as per plat thereof recorded in Plat Book 1, Page 100, of the Public Records of Sarasota County, Florida.

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15. An undivided 1/2 interest in Lot 1, Block 2, Southside Addition to Newtown Subdivision, as per plat thereof recorded in Plat Book 1, Page 30, of the Public Records of Sarasota County, Florida.
16. An undivided 2/3 interest in and to the East 25 feet of Lot 7, Block 5, Plat of Sarasota, as per plat thereof recorded in Plat Book A, Page 30, of the Public Records of Sarasota County, Florida.

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CLERK
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