

WARRANTY DEED TO TRUSTEE

THE GRANTOR(S), CLAUDIO'S INC., a Florida corporation, of the County of Sarasota and State of Florida, for and in consideration of TEN (\$10.00) & NO/100 Dollars, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants, UNTO BRUNO C. IZZO, as Trustee under the provisions of a trust agreement dated the ___ day of December, 1990, or ANY SUCCESSOR TRUSTEE later appointed by a Recorded Trustee's Deed to Successor Trustee, or recorded later executed Statement of Successor Trustee, thereunder, GRANTEE, address: 2014 4th St. Sarasota, FL 34237, the following described real estate in the County of Sarasota, State of Florida to wit:

Attached Exhibit "A" which is incorporated by reference

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises in fee simple forever, with the appurtenances attached thereto upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as offer as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and the terms ad provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or

TRANS NUM:00061305
DOC STAMPS PD: \$.55
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: [Signature] D.C.

PA
4P28
19.50
155 DCS

✓ Peter J. Jaenach, P.A.
2014 Fourth St.
Sarasota, FL 34237

mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of the Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the Trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the Trust's, conditions and limitations contained herein and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage and other instrument.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

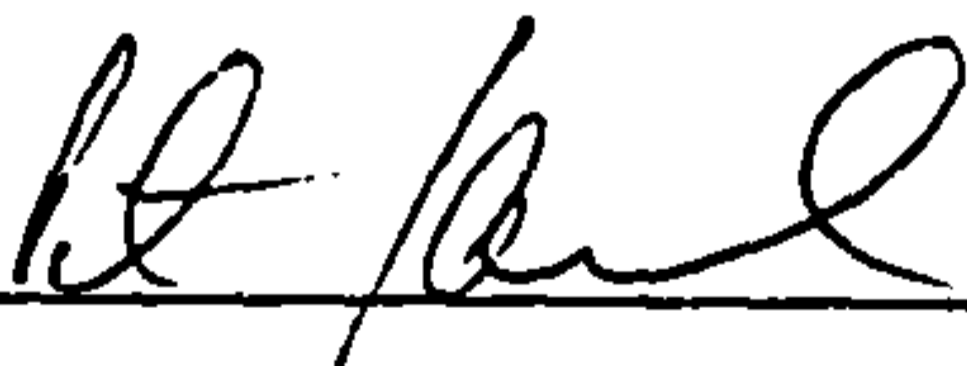
AND the GRANTORS hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the GRANTORS hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 19__.

All obligations hereunder of the named Trustee, shall be the obligations of the trust only and not the individual obligations of the named trustee, and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against the named trustee individually on account of the provisions herein contained or on account of any representation, covenant, or agreement herein contained, and all such personal liability of the named trustee is hereby expressly waived and released.


IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

CLAUDIO'S INC.
a Florida corporation



Aika H. Henning

By: 
BRUNO C. IZZO, President

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared BRUNO C. IZZO, President of CLAUDIO'S INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of December, A.D., 1990.

** OFFICIAL RECORDS **
BOOK 2261
PAGE 1632

Notary Public
State of Florida at Large
My Commission Expires:
March 15, 1994

Lila H. Fleming
Notary Public

✓ This Instrument Prepared By:
PETER J. JAENSCH
Attorney at Law
2014 Fourth Street
Sarasota, Florida 34237
(813) 366-9841
Florida Bar No. 342920

Mail to:

BASF-3

Exhibit "A"

Begin at the NE corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 37 South, Range 18 East; thence S 1 $^{\circ}$ 15'30" W 75 feet; thence N 89 $^{\circ}$ 08' 30" W and parallel to North line of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 21, Township 37 South, Range 18 East, 1925.0 feet. to the intersection of the Easterly right of way line of Tamiami Trail (said Easterly right of way line being 33 feet from center line pavement); thence S 27 $^{\circ}$ 06'30" E along said Easterly right of way line, 199.27 feet for a point of beginning; thence continue S 27 $^{\circ}$ 06'30" E, 140.73 feet to a point (said point being described in Deed Book 280, Page 367 of the Public Records of Sarasota County, Florida); thence S 89 $^{\circ}$ 08'30" E, 225 feet; thence N 0 $^{\circ}$ 51'30" E, 124.3 ft.; thence N 89 $^{\circ}$ 08'30" W, 291 feet to a point of beginning; being in Section 21, Township 37 South, Range 18 East., Less: State Road Right of Way, all lying in Sarasota County, Florida.

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

RECORDED IN OFFICIAL RECORDS
Dec 11 3 45 PM '90
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.