

TRUST DEED

THIS INDENTURE, made this 18th day of October, 1991, by and between KATHRYN J. HEALY, an unmarried widow, whose address is 1351 Harbor Drive, Sarasota, FL 34239 and whose tax identification number is [REDACTED] as Grantor, and KATHRYN JANE HEALY as Trustee under the KATHRYN JANE HEALY TRUST dated the 18th day of April, 1983, and successors as such Trustee, Grantee, whose address is 1351 Harbor Drive, Sarasota, FL 34239 and whose tax identification number is [REDACTED] (Throughout this document the singular shall include the plural.)

WITNESSETH: Grantor, in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee and Trustee's successors, the following described property situate in Sarasota County, Florida, to-wit:

Lot 4 and the E. 16.8' of Lot 3, Block "C", A. L. JOINERS SUBDIVISION as per plat thereof recorded in Plat Book 2, Page 70, of the Public Records of Sarasota County, Florida.

Tax Parcel Identification No: 2035-11-0091

Subject to taxes for the current and subsequent years, restrictions and reservations and easements of record, if any, and applicable zoning laws and ordinances.

TOGETHER with all appurtenances, privileges, rights, interest, dower, reservations, remainders and easements thereto 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 it 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 and convey said real estate, for cash or on credits, 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 sale, exchanges and options;

(c) To execute leases and subleases for terms as long as 100 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 and 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

TRANS NUM:00114352

DOC STAMPS PD: \$.60

INTANG. TAX PD: \$.00

KAREN E. RUSHING SARASOTA CO.

BY: [Signature] D.C.

This instrument was prepared by:
ROBERT A. KIMBROUGH, ATTY.

1530 Cross Street
Sarasota, Florida 34236-6715

298

13.00
2.00
.60

incurred, and in addition to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

2. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sale, 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 said unrecorded Trust Agreement collateral hereto.

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

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


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

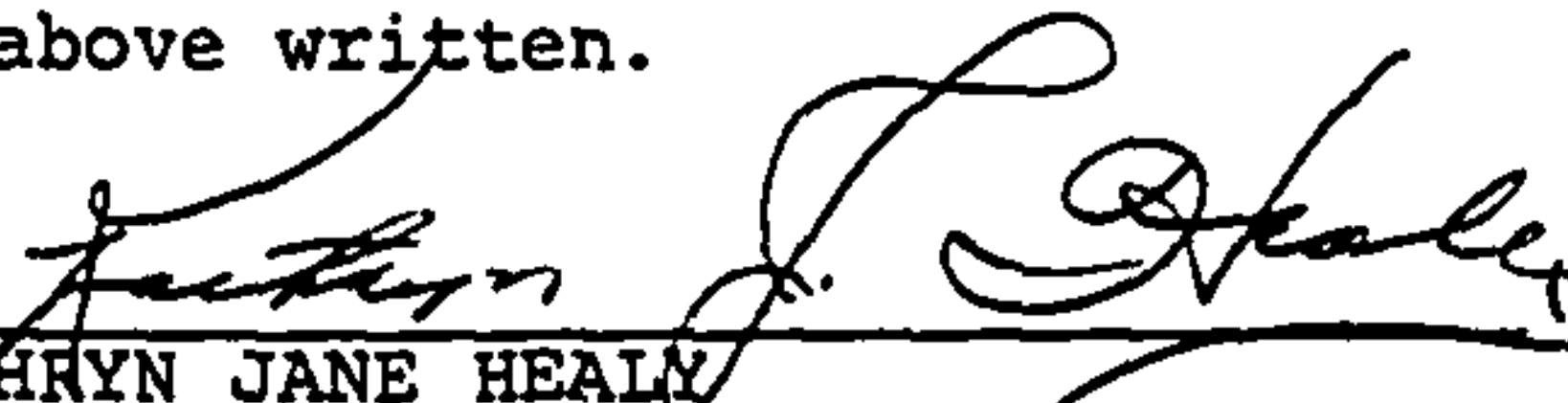
6. On the death or resignation of KATHRYN JANE HEALY as Trustee of the KATHRYN JANE HEALY TRUST, the successor Co-Trustees are LORRAINE A. DAVIS and LYND A. GOODMAN.

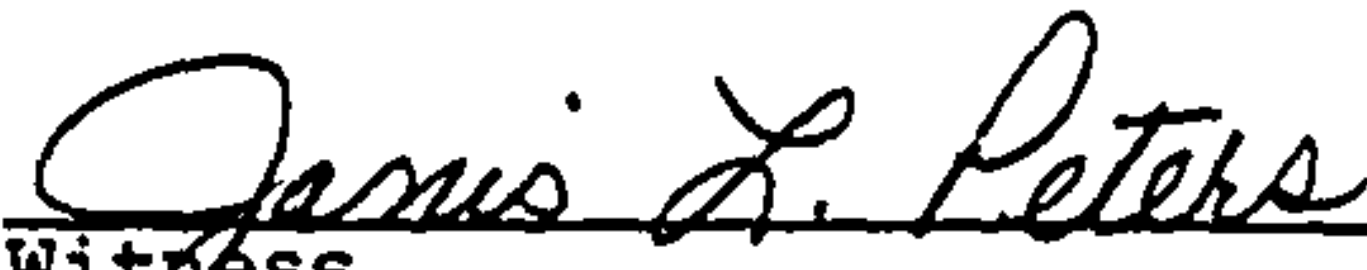
And Grantor hereby covenants with Trustee that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. 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 hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

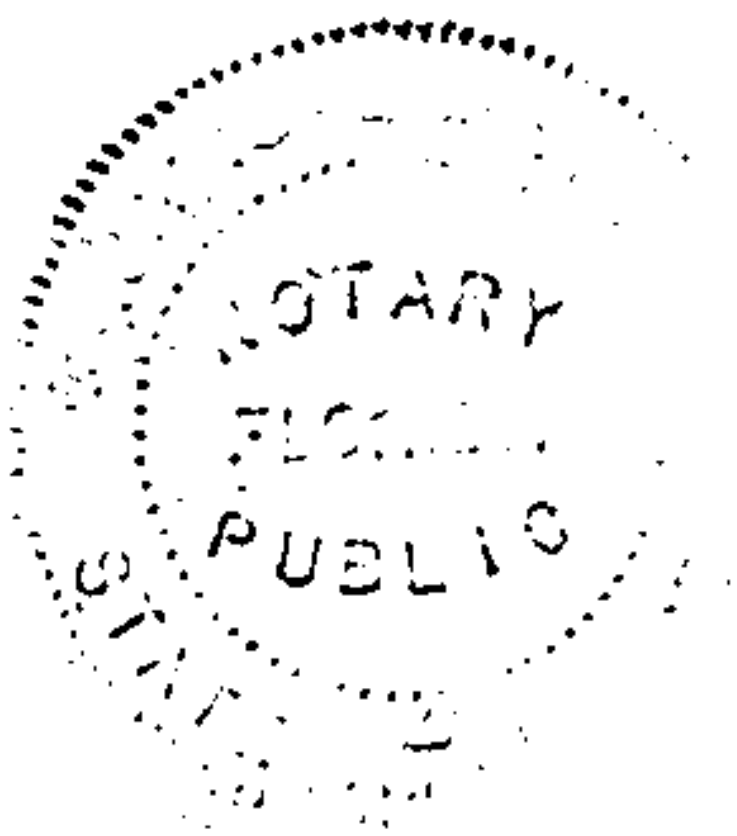

Witness
(Name Printed) AMY L. ESSER


KATHRYN JANE HEALY (SEAL)


Witness
(Name Printed) JANIS L. PETERS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 18th
day of October, 1991, by KATHRYN J. HEALY.



Janis L. Peters

Notary Public

(Name Printed) JANIS L. PETERS

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Aug. 17, 1992
Bonded Thru Troy Fain - Insurance Inc.

** OFFICIAL RECORDS **
BOOK 2337
PAGE 1243

RECORDED IN OFFICIAL
RECORDS
RECORD VERIFIED
Oct 21 3 26 PM '91
KAREN A. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.