

TRUSTEE'S DEED

THIS INDENTURE, made this 21st day of February, 1992, between CHARLES SHUE and RUTH SHUE, Husband and Wife, party of the first part, whose post office address is 2558 River Ridge Drive, Sarasota, Florida 34239, and CHARLES SHUE, as Trustee Under Agreement dated February 21, 1992, party of the second part, whose post office address is 2558 River Ridge Drive, Sarasota, Florida 34239.

WITNESSETH, that said parties of the first part, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, do hereby grant, sell and convey unto said party of the second part, and their heirs, successors and assigns forever, together with the tenements and appurtenances thereunto belonging the following described real property, situated in Sarasota County, Florida:

Lot 5, Block B, NORTH AUDUBON PLACE, according to plat thereof recorded in Plat book 1, Page 54, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record and taxes for 1992 and subsequent years; and said party of the first part hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the real estate with the following powers and for the following uses and purposes:

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 the real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell the real estate, for cash or credit, at public or private sale, to exchange the real estate for other property and to grant options to sell the 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 the real estate and tear down or alter improvements, to grant easements, give consent to make contracts relating to the real estate or its use and to release or dedicate any interest in the real estate;

(d) To borrow money and to mortgage, pledge or encumber any or all of the real estate to secure payment thereof;

(e) To manage, control and operate the 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 Chapter 689, Florida Statutes.

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 sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including buy not limited to grantees, mortgagees, lessees, transferees and assigns, dealing with the 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 the adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the unrecorded Trust Agreement and any amendment thereto.

3. This conveyance is made in conformance with the provisions of Section 689.07(1), Florida Statutes.

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

5. Rights of ownership over the above described real estate and the

TRANS NUM:00139788
DOC STAMPS PD: \$.68
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: [Signature] D.C.

3
Doc. St. .60
Rec. 10.50
20281201110

power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein upon the recording by said successor Trustee of any acceptance of the duties of trustee under the trust in the Public Records of the county wherein the property is located. In the event of the death, disability or resignation of trustee, SCOTT KAUFFMAN shall be the Successor Trustee. If no successor Trustee is named herein or in the Trust Agreement, then in the event of the resignation, death or inability of SCOTT KAUFFMAN to serve as Trustee of this trust, then RICHARD SHUE shall serve as alternate successor trustee. In the event of the death, disability or resignation of RICHARD SHUE as trustee, the beneficiaries shall select and designate a person to serve as successor Trustee, without bond. Every successor Trustee shall have all 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."

6. Every Successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledged by him, her or it before a Notary Public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustee who from time to time are serving under it.

The Grantor does hereby covenant with the Trustee, except as above noted, that, at the time of the delivery of this deed, the land was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have signed and sealed this Deed on the 21st day of February, 1992.

Signed, sealed and delivered
in the presence of:

David A. Steves
David A. Steves
1800 Second St., Sarasota, FL

Carol L. Hudson
Carol L. Hudson
1967 Beneva Ct., Sarasota, FL

David A. Steves
David A. Steves
1800 Second St., Sarasota, FL

Carol L. Hudson
Carol L. Hudson
1967 Beneva Ct., Sarasota, FL

STATE OF FLORIDA
COUNTY OF SARASOTA

Charles Shue
CHARLES SHUE

Ruth Shue
RUTH SHUE

Charles Shue, Trustee
CHARLES SHUE, Trustee

RECORDED IN OFFICIAL
RECORDS
VERIFIED
FEB 23 1 45 PM '92
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL.

The foregoing instrument was acknowledged before me this 21st day of February, 1992 by CHARLES SHUE and RUTH SHUE who are personally known to me and who did take an oath.

Jane D. Gill
Jane D. Gill
Notary Public

PREPARED BY AND RETURNED TO:
(without examination of title)
David A. Steves, P.A.
1800 Second St., Ste. 735
Sarasota, FL 34236
(813) 951-6666

