

92050437

WARRANTY DEED

THIS INDENTURE, made this 30 day of April, 1992, by and between ROLF L. HOPKINS and LORETTA J. HOPKINS, husband and wife, hereinafter referred to as Grantor, and LORETTA J. HOPKINS, as Trustee, hereinafter referred to as Trustee, whose post office address is 1267 Starboard Lane, Sarasota, Florida 34242.

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:

Lots 1,2,3, and 4, Block 9 TOGETHER WITH the East 16 feet of vacated Columbia Avenue adjacent thereto, Lot 3 and lot 4, TOGETHER WITH the West 16 feet of vacated Columbia Avenue adjacent thereto, in Block 8, V.A. SAUNDER'S RESUBDIVISION of W.B. WEBB'S SUBDIVISION of the Village of Osprey, according to Plat thereof recorded in Plat Book "A", Page 54, of the Public Records of Sarasota County, Florida, less and except that part taken for road right-of-way purposes in order of taking recorded in Official Records Book 331, Page 683, of the Public Records of Sarasota County, Florida.

Subject to conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances and taxes for the year 1979; and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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;

TRANS NUM:00150213

DOC STAMPS PD: \$.60
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: Susan Lamer D.C.

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- 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 LORETTA J. HOPKINS, as Grantor, and LORETTA J. HOPKINS as Trustee dated _____ 1992.

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 LORETTA J. HOPKINS to serve as Trustee, ROLF L. HOPKINS shall serve as successor Trustee, without bond. In the event ROLF L. HOPKINS is unable or unwilling to serve as Trustee, Grantor's daughters, CLAUDIA MARIE HOPKINS and CHRISTINE LEE MOLER, or the surviving one of them, shall serve as successor Trustees. 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:

Cheryl A. Lockard
Signature of Witness
CHERYL A. LOCKARD
Print Name of Witness

Rolf L. Hopkins (SEAL)
ROLF L. HOPKINS

Monte K. Marshall
Signature of Witness
Monte K. Marshall
Print Name of Witness

Loretta J. Hopkins (SEAL)
LORETTA J. HOPKINS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this
30 day of April, 1992 by ROLF L. HOPKINS and
LORETTA J. HOPKINS, who are personally known to me or who has
produced personally known as identification and who did not take an
oath. If no type of identification is indicated, the above-named
persons are personally known to me.

SHERRY L. GLAU
Notary Public State of
Fla.
No. CC182980
Commission Expires Nov. 21, 1996

Sherry L. Glau
Signature of Notary Public
Sherry L. Glau
Print Name of Notary Public

(Notary Seal)

I am a Notary Public of the
State of Florida,
and my commission expires on
11-21-95.

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

RECORDED IN OFFICIAL
RECORDS
MAY 1 4 50 PM '92
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.