

10-30-70

This Instrument Prepared By
Raymond E. Miller, Attorney
218 Harbor Drive South
Venice, Florida 34285

PARCEL ID 30408-04-0070

DEED TO TRUST

92093933

OFFICIAL RECORDS
BOOK 2424 PAGE 2991

THIS DEED, made this 11th day of August, 1992, by DONALD A. PATTISON and MARY JO PATTISON, husband and wife, hereinafter referred to as Grantor, and DONALD A. PATTISON, as Trustee, under Agreement dated August 11, 1992, hereinafter referred to as Trustee, whose address is 324 N. Nassau, Venice, Florida 34285.

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

West 1/2 of Lot 10 and all of Lots 11, 12 and 13, Block 62, GULF VIEW SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, pages 77 and 77A, Public Records of Sarasota County, Florida.

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

TO HAVE AND TO HOLD said real estate with the following power 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 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 99 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, operate and dispose of 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.

TRANS NUM:00170781
DOC STAMPS PD: \$.70
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: *[Signature]* D.C.

2. Rights of ownership over the above described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein only upon the recording by said successor Trustee of an acceptance of the Trust in the Public Records of the county wherein the property is located. The recorded evidence of DONALD A. PATTISON's death, disability, or resignation, shall be deemed conclusive proof that the agreement successor trustee provisions of the aforesaid Trust Agreement dated August 11, 1992 have been complied with.

Evidence of DONALD A. PATTISON's death shall consist of certified copy of his death certificate. Evidence of DONALD A. PATTISON's disability shall consist of a licensed physician's affidavit establishing that he is incapable of performing his duties as Trustee of the aforesaid Trust Agreement dated August 11, 1992. Evidence of DONALD A. PATTISON's resignation shall consist of a resignation, duly executed and acknowledged by him. The successor Trustee shall have the same powers granted to DONALD A. PATTISON, the original Trustee, as set forth above. The successor Trustee is MARY JO PATTISON, the wife of the Grantor, or if MARY JO PATTISON does not serve for any reason, then BRADLEY MILES PATTISON and SUSAN BETH PATTISON is named as successor Co-Trustees.

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 Florida Statutes Section 689.071.

5. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this instrument.

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 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, I have hereunto set my hand and seal the 11 day of August, 1992.

Sealed and Delivered
in presence of

Alex P. Martowez
Alex P. Martowez

Raymond E. Miller
Raymond E. Miller

Donald A. Pattison
Donald A. Pattison

Mary Jo Pattison
Mary Jo Pattison

STATE OF FLORIDA
COUNTY OF SARASOTA

BE IT KNOWN, That on the 11 day of August, 1992, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally came and appeared DONALD A. PATTISON and MARY JO PATTISON, to me personally known, and known to me to be the same person described in and who executed the within Deed to Trust to be their act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

My Commission Expires:

Raymond E. Miller
Notary Public
Raymond E. Miller

Notary Public, State of Florida at Large
My Commission Expires Aug. 1, 1994
USF&G

RECORDED IN OFFICIAL
RECORDS
AUG 17 3 52 PM '92
KAREN E. ROBERTSON
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

