

PBB SIMPLE DEED

This instrument prepared by: JAMES M. WALLACE, ESQ.  
Address 420 Old Main Street, P.O. Box 1889  
Bradenton, Florida 34206  
Phone: (813) 746-7157

GRANTEE #1 SSN: [REDACTED] PARCEL I.D.NO.: \_\_\_\_\_

THIS INDENTURE Made the 9 day of June, A.D. 1993 by BETTY SNEAD LINDSEY, unmarried,

hereinafter called the grantor, to BETTY SNEAD LINDSEY, Trustee of THE BETTY S. LINDSEY REVOCABLE TRUST, dated May 1, 1991, with powers attached

whose post office address is P. O. Box 1247, Nokomis, FL 34274

hereinafter called the grantee:  
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and transfers unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

- LEGAL DESCRIPTIONS ATTACHED for Parcel I.D. #'s:  
~ 0171-08-0003; ~ 0171-08-0005; ~ 0171-08-0006; ~ 2006-09-0002;  
~ 0143-07-0140; ~ 0027-04-0009; ~ 0171-08-0002; ~ 0171-08-0001;  
~ 0171-01-0009; ~ 0171-01-0007; ~ 0165-16-0032; ~ 0143-07-131;  
~ 2025-07-0029; ~ 2024-09-0024; ~ 0171-08-0004; ~ 0146-07-0006

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

To Have and to Hold, the same in fee simple forever.

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:

Susan C. Crossman  
Printed Name: Susan C. Crossman

Betty Snead Lindsey (SEAL)  
Printed Name: BETTY SNEAD LINDSEY  
Address: P.O. Box 1247  
Nokomis, FL

Michael R. Dreyer  
Printed Name: Michael R. Dreyer

TRANS NUM: 00232327  
DOC STAMPS PD: \$ .70  
INTANG. TAX PD: \$ .00  
KAREN E RUSHING SARASOTA CO.  
BY: [Signature] D.C.

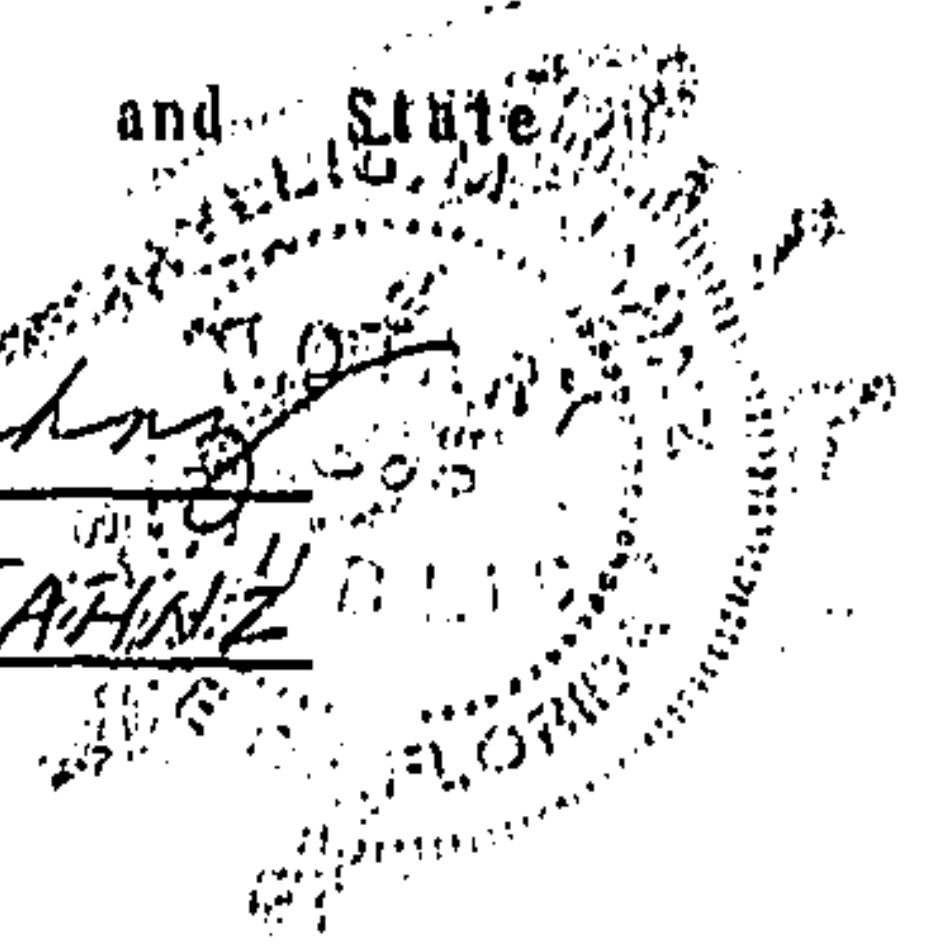
STATE OF FLORIDA )  
COUNTY OF SARASOTA )

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 **BETTY SNEAD LINDSEY, unmarried**, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same, AND PRODUCED DRIVER'S LICENSE AS IDENTIFICATION AND DID TAKE AN OATH.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of JUNE, A.D. 1993.

My Commission Expires:  
Notary Public State Of Florida at Largo  
My Commission Expires April 5, 1994

Phyllis M. Jahn  
Notary Public  
Printed Name: PHYLLIS M. JAHN



The South 100 feet of Lot 6 of CITRUS PARK, according to the Plat thereof recorded in Plat Book 2, Page 50, of the Public Records of Sarasota County, Florida, lying and being in Section 36, Township 38 South, Range 18 East, EXCEPTING therefrom that part lying within 92 feet right of the survey line of SR 45, Section 17020, as set forth in Official Records book 252, Page 99, of the Public Records of Sarasota County, Florida.

East 1/2 of the East 1/2 of Block 13, BRUSSELARS SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 74 of the Public Records of Sarasota County, Florida.

Lot 22, Block "D", CITY PARK SUBDIVISION, less a strip of land off the East side being a line connecting the 25.5 feet in width along the North boundary of 25.01 feet wide along the south boundary as taken for road purposes, recorded in C. C. M. 14, Page 267, as per Plat thereof recorded in Plat Book 1, Page 151, of the Public Records of Sarasota County, Florida.

Lot 48 and 1/2 of vacated alley adjoining said lot along the West, OSPREY PARK, as per Plat thereof recorded in Plat Book 2, Page 205, of the Public Records of Sarasota County, Florida.

The South 170 feet of the East 133 feet of the West 308 feet of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 25, Township 38S, Range 18E, lying and being in Sarasota County, Florida; AND Beginning at a point 20 ft. N of the SW corner of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 25, Township 68S, Range 18E; thence N 150 ft.; thence E 175 ft.; thence S 150 ft.; thence West 175 ft. to the Point of Beginning.

SUBMERGED LAND: Commence at North line of Section 9, Township 38 South, Range 18 East, and the shore line of the Gulf of Mexico; thence Southeasterly along said Gulf, 1043 feet; thence East and parallel to North line of Section 9, 539 feet, more or less to shore of Little Sarasota Bay for a point of beginning; thence continue East, 531 feet, more or less to Westerly R/W of Intracoastal Water, said R/W line being 750 feet (as measured at right angles) from the center line of said waterway; thence Southeasterly along said Westerly R/W line of waterway 160 feet more or less; thence West parallel to said North line Section 9, 514 feet, more or less, to high tide line of Little Sarasota Bay; thence Northwesterly along said high tide line, 170 feet, more or less, to the point of beginning.



Begin at a nail in the bulkhead on the south side of Whitaker Bayou at the point where said bulkhead intersects the West right of way line of the Tamiami Trail (State Road #5); thence South 17 Deg., 30 Min., East along West line of said Tamiami Trail 125.0 feet to an iron pipe; thence West 43.9 feet to an iron pipe; thence North 17 Deg. 30 Min. West 83.44 feet to an iron pipe in bulkhead on South side of Whitaker Bayou thence Northeasterly along said bulkhead 50.0 feet to point of beginning, lying and being in Lot 1, Block "B", Whitaker Subdivision of that part of Fractional Section 13, Township 36 South, Range 17 East, lying North of Hog Creek, as per plat thereof recorded in Plat Book 1, Page 120, Public Records of Manatee County, Florida.

Lots 7, 8, 15 and 16, CITRUS PARK, as per plat thereof recorded in Plat Book 2, Page 50, Public Records of Sarasota County, Florida and being located in Section 36, Township 38 South, Range 18 East, less the portion thereof deeded for State Highway purposes.

North 25 feet of the North 185 feet of Block C, Replat of Dona Bay Park, as per plat thereof recorded in Plat Book 3, Page 64; Public Records of Sarasota County, Florida, less the portion thereof deeded for State Highway purposes.

Beginning at a Point 185.3 feet North of the NE corner of SE 1/4 of the SE 1/4, Section 36, running South 103.5 feet, West 151 feet, South 27 feet, thence South 83 Deg. West 189 feet, North 136 feet, thence ??? feet to the P. O. B. in Section 36, Township 38 South, Range 18 East, Sarasota County, Florida.

Begin at the intersection of the South line of the NE 1/4 of the NE 1/4 of Section 7, Township 36 South, Range 18 East, and the East Right of Way line of U. S. Highway 301 (200 feet wide); thence North 1 Deg. 12 Min. West along said Right of Way line, 285 feet to a point of a 0 Deg. 10 Min. curve to right; thence continue along said curve, along the following chords: North 1 Deg. 06 Min. West 115 ft.; thence North 0 Deg. 50 Min. West, 200 ft.; thence North 0 Deg. 30 Min. West, 200 ft.; thence North 0 Deg. 25 Min. West, 37.5 feet for a Point of Beginning; thence continue on said curve North 0 Deg. 05 Min. West, 162.5 feet; thence continue on said curve North 0 Deg. 05 Min. East, 108.7 feet to end of said curve; thence North 0 Deg. 10 Min. East along the Easterly line of said Highway No. 301, 240.7 feet to the North line of Section 7, Township 36 South, Range 18 East; thence East along Section line 1.4 feet more or less, to the Westerly Right of Way line, of ACL Railroad (130' wide) thence Southerly along said R/W line, 516.2 feet to a point lying in a South 89 Deg. 40 Min. East direction from the P.O.B.; thence North 89 Deg. 40 Min. West, 57.3 feet to the P.O.B.; lying and being partly in the NE 1/4 of the NE 1/4 of Section 7, Township 36 South, Range 18 East and partly in the NW 1/4 of NW 1/4 of Section 8, Township 36 South, Range 18 East, Sarasota County, Florida.

Begin at a point in the center of Tamiami Trail 160.3 ft. north of the NW corner of the SE 1/4 of the SE 1/4 of Section 36, Township 38 South, Range 18 East, Run thence East 305.0 ft., thence run South 160.0 ft. for a Point of Beginning; thence run South 80 ft.; thence run East 90.0 ft.; thence North 80.0 ft.; thence run West 90.0 ft. to the Point of Beginning, being a part of replat of DONA BAY PARK, according to a plat thereof recorded in Plat Book 3, Page 64, of the Public Records of Sarasota County, Florida.

Begin at a point in the center of Tamiami Trail 160.3 ft. North of the NW corner of the SE 1/4 of the SE 1/4 of Section 36, Township 38 South, Range 18 East; run thence East 305 ft.; run thence south 80 ft. for a Point of Beginning; thence continue South 80 ft.; thence run East 90 ft. p thence run North 80 ft.; thence run West 90 ft. to the Point of Beginning, being a part of replat of DONA BAY PARK, recorded in Plat Book 3, Page 64, of the Public Records of Sarasota County, Florida.

Begin at a point in the center of Tamiami Trail 160.3 ft. North of the NW corner of the SE 1/4 of SE 1/4 of Section 36, Township 38 South, Range 18 East; run thence East 395 ft. to the P. O. B.; thence continue East 110 ft. thence South 240 ft.; thence West 110 ft.; thence North 240 ft. to the Point of Beginning, being a part of Blocks "B" and "C" of replat of DONA BAY PARK, recorded in Plat Book 3, Page 64, of the Public Records of Sarasota County, Florida.

Begin at a point in the center of Tamiami Trail 160.3 ft. North of the NW corner of the SE 1/4 of the SE 1/4 of Section 36, Township 38 South, Range 18 East; run thence East 305 ft. for a P. O. B.; run thence South 80 ft.; thence run East 90 ft.; thence run North 80 ft.; thence run West 90 ft. to the Point of Beginning, being a part of a replat of DONA BAY PARK, as recorded in Plat book 3, Page 64, of the Public Records of Sarasota County, Florida.

Commence at a point on the centerline of U.S. 41 (Tamiami Trail - S. R. 45) 160.30 feet North of the NW corner of the SE 1/4 of the SE 1/4 of Section 36, Township 38 South, Range 18 East; Sarasota County, Florida, said point being on the centerline as shown on the State of Florida, State Road Department Right-of-way Map, as recorded in Road Plat Book 1, Page 84E, Public Records of Sarasota County, Florida; thence N 90 Deg. 00 Min. 00 Sec. East a distance of 132.00 feet to the East right-of-way line of said U.S. 41 and for a Point of Beginning; thence continue North 90 Deg. 00 Min. 00 Sec. East a distance of 173.00 feet to the West line of those lands described in Official Records Book 1346, Page 139 and 140; thence along said line and its extension South 99 Deg. 00 Min. 00 Sec. West a distance of 246.30 feet to the North line of a County right-of-way was described in Official Records Book 92, Page 407 of the aforementioned Public Records, also known as Silver Spray Lane; thence along said line North 90 Deg. 00 Min. 00 Sec. West a distance of 173.00 feet to the East right-of-way line of said U. S. 41; thence along said line North 00 Deg. 00 Min. 00 Sec. West a distance of 246.30 feet to the Point of Beginning.

trust.leg (misc.)



ARTICLE IV

Trustee's Powers

In addition to any other powers given by Florida law, the Trustee and its successors shall have the following powers in the administration of each trust created under this Agreement:

(a) The power to retain indefinitely assets received from the Grantor or otherwise added to the trust in the form received, even if such assets are ordinarily considered improper for trust investments.

(b) The power to sell, lease, exchange, convert or otherwise dispose of assets, whether real property or personal property, upon any terms deemed satisfactory by the Trustee. Assets may be leased for a term extending beyond the duration of any trust. Options may be granted or taken with respect to any asset.

(c) The power to invest and reinvest trust assets in any type of prudent investment generally deemed reasonable for use by Trustees. Investment in common trust funds, investment trusts and similar pooled arrangements is expressly permitted.

(d) The power to indefinitely continue and participate in the operation of any business or other enterprise received from the Grantor or otherwise added to the trust.

(e) The power to provide capital for and participate in the operation of any business or other enterprise, whether sole proprietorship, general or limited partnership or corporation; to incorporate, dissolve or otherwise change the form of such business or other enterprise; and to employ agents to manage any business or enterprise without liability for acts of any such agent or for any loss resulting from the operation of the business or enterprise by such agents if the agents are selected with reasonable care.

(f) The power to vote (or not vote) stocks or other securities in person or by proxy.

(g) The power to sell or exercise stock subscription or conversion rights.

(h) The power to consent to and participate in the reorganization, consolidation, merger, dissolution or liquidation of a business enterprise, whether individually or by committee or agent; to pay expenses and assessments associated with reorganization; and to hold any securities received under a reorganization.

(i) The power to hold assets in the name of a nominee without disclosure of the interest of the trust.

(j) The power to borrow money, to pledge or mortgage trust assets, and to repay loans from trust assets or otherwise.

(k) The power to foreclose, extend, release and discharge mortgages on real estate.

(l) The power to pay, contest or settle any claim by or against the trust by compromise, arbitration or otherwise; and to release any claim belonging to the trust if in its sole discretion the Trustee deems it uncollectible or otherwise impractical to prosecute.

(m) The power to employ attorneys, accountants, investment advisors and other agents, even if such individuals are serving as (or associated with) a Trustee; to delegate discretionary and other acts of administration to such employed persons; to act upon the advice of such employed persons without independent investigation; and to determine and pay reasonable compensation to such employed persons.

(n) The power to prosecute or defend claims, actions or proceedings relating to the trust in any jurisdiction.

(o) The power to make any distributions of principal and income from any trust in cash or in kind or in any combination thereof, and the power to allocate cash, property or undivided fractional shares in property, or any combination thereof, to separate trusts or trust funds, unless otherwise directed by this Agreement. Any determination by the Trustee as to the value of property so distributed or allocated shall be binding on all interested parties, unless it is patently erroneous.

(p) The power to retain from any distribution or transfer of trust assets a reserve sufficient (in its judgment) to cover future liabilities and expenses, including unascertained or contingent liabilities and expenses.

(q) The power to execute and deliver all instruments and to take any other action which appears necessary or desirable to exercise its powers and to provide for due care and management of the trust.

OFFICIAL RECORDS  
BOOK 2520  
PAGE 1865

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

RECORDED IN OFFICIAL RECORDS  
RECORD VERIFIED  
JUN 24 PM 1:14  
CLERK OF CIRCUIT COURT  
TALLAHASSEE, FL