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Return to Williams, Parker/rlt

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This instrument prepared by:

94043534

DAVID C. BOURGEAU
FORSYTH, BRUGGER, REINA & BOURGEAU, P.A.
600 Fifth Avenue South, Suite 210
Naples, Florida 33940

Property Appraisers Parcel Identification Number: 2014050071

Grantee's FIN: ~~88-00292988~~

OFFICIAL RECORDS
BOOK 2619 PAGE 489

THIS WARRANTY DEED, made this 27th day of March, 1994, by JORA ASSOCIATES, a Florida general partnership, hereinafter called the Grantor, to MYRIAM COLSON-SLAUGHTER, as Trustee under LAND TRUST AGREEMENT dated February 23, 1994, with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, whose post office address is 181 Carica Road, Naples, Florida 33963, hereinafter called the Grantees:

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, conveys and confirms unto the Grantee, all that certain land situated in the County of Sarasota, State of Florida, to wit:

Lots 13, 14, 15, 16, and 17, Block 3, Plat 1, St. Armands Division of John Ringling Estates, recorded in Plat Book 2, Pages 30 and 31, Public Records of Sarasota County, Florida.

SUBJECT TO: conditions, restrictions, reservations, limitations, and encumbrances of record, if any, zoning and any other regulatory ordinances and taxes for the current year and all later years.

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;

TRANS NUM: 00292988
DOC STAMPS PD: \$26950.00
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: K. E. Rushing D.C.

- (c) To execute leases and subleases for terms as long as 20 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 the use and to release or dedicate any interest in said real estate;
 - (d) To manage, control and operate said real estate, to collect the rents, leases and profits, to pay all expenses thereby located, and in addition, to manage and operate any businesses that now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes, 1991;
 - (f) The Trustee's liability hereunder, under the Trust Agreement or by operations of law to any person, firm or corporation, is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto;
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 land Trust Agreement dated February 23, 1994, and any amendments thereto.
 3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to 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 the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto collateral hereto.
 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. Each and every power hereinabove set forth may be exercised by any Trustee. Any instrument executed by any Trustee or any act taken by any Trustee shall be binding upon the Trustee and all of the Trustees as fully and completely as if all Trustees had executed said instrument or taken said action.
- 7. The Successor Trustee is Victor Colson. The incumbent 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 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.

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.

AND the Grantors hereby covenant with said Grantees that the Grantors is lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1993.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

JORA ASSOCIATES, a Florida general partnership

Kathy S. Coradine
 Witness #1 - Signature
KATHY S. CORADINE
 Witness #1 - Printed Name

By Joseph A. Hamilton
 Signature

BY: JOSEPH A. HAMILTON
AS GENERAL PARTNER

Theodore Parks
 Witness #2 - Signature
THEODORE PARKS
 Witness #2 - Printed Name

310 John Ringling Boulevard
Sarasota, Florida 34236
 Post Office Address

Amanda E. Miranti
Witness #1 - Signature
Amanda E. Miranti
Witness #1 - Printed Name

Diane M. Smith
Witness #2 - Signature
DIANE M. SMITH
Witness #2 - Printed Name

BY: [Signature]
Signature
BY: RALPH E. HAMILTON
AS GENERAL PARTNER
310 John Ringling Boulevard
Sarasota, Florida 34236
Post Office Address

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of March, by JOSEPH A. HAMILTON, as general partner of JORA ASSOCIATES, a Florida general partnership who is personally known to me or who has produced NA as identification and did not take an oath.


Kathy L. Coradine
Notary Public Signature
KATHY L. CORADINE
Notary Public Printed Name
State of Florida at Large
(seal)
My Commission Expires: 33068807
Notary Public
State of Florida
My Commission Expires
December, 1994

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 29th day of March, 1994, by RALPH E. HAMILTON, as general partner of JORA ASSOCIATES, a Florida general partnership who is personally known to me or who has produced NA as identification and did not take an oath.

Sandra M. Hovan
Notary Public Signature
SANDRA M. HOVAN
Notary Public Printed Name
State of Florida at Large
(seal)
My Commission Expires:

RECORDS & CLERK
SARASOTA COUNTY, FL
CLERK OF DISTRICT COURT
RECORDS & CLERK
SARASOTA COUNTY, FL
5th APR - 7 PM 4:43
RECORDS & CLERK
SARASOTA COUNTY, FL

 **SANDRA M. HOVAN**
COMMISSION # CC301610
EXPIRES JUL 13, 1997
Bonded Through
ALAN INSURANCE SERVICES