

## TRUSTEE'S DEED

THIS INDENTURE, executed this 14<sup>th</sup> day of February, 1993, between JO A. TAYLOR, hereinafter referred to as Grantor, as Trustee under that certain unrecorded Land Trust Agreement dated April 15, 1991, (designated as Land Trust No. 367), with full power and authority to convey under said Trust Agreement and under that certain Warranty Deed to Trustee dated April 15, 1991 recorded in Official Records Book 2300, Page 2094 of the Public Records of Sarasota County, Florida; and ROBERT M. FOURNIER, as Successor Trustee under said unrecorded Land Trust Agreement, of the State of Florida, County of Sarasota, hereinafter referred to as Grantee, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described and whose mailing address is 1800 Second Street, Suite 803, Sarasota, Florida 34236.

## W I T N E S S E T H:

The Grantor, in consideration of the premises and the sum of Ten (\$10.00) Dollars and other good and valuable considerations to Grantor in hand paid, by Grantee, the receipt whereof is hereby acknowledged, hereby grants and conveys unto Grantee, as Successor Trustee, the following described land, situate, lying and being in Sarasota County, Florida to wit:

Lots 18, 19 and 20 Block 3, ST. ARMAND'S DIVISION OF JOHN RINGLING ESTATES, as per plat thereof recorded in Plat Book 2, Pages 30 and 31 of the Public Records of Sarasota County, Florida.

This conveyance is subject to:

1. Conditions, restrictions, reservations, limitations, and easements of record; zoning and other regulatory ordinances and taxes for the year 1993 and subsequent years which are not now due and payable.
2. That certain mortgage to United First Federal Savings and Loan Association, recorded in Official Records Book 1215, Page 343, Public Records of Sarasota County, Florida and Modification and Consolidation Agreement recorded in Official Records Book 1215, Page 346 of the Public Records of Sarasota County, Florida.

TOGETHER with all of the title, estate, powers and authority vested in Grantor as Trustee under the above described Land Trust Agreement.

TO HAVE AND TO HOLD the above described real property in fee simple with its appurtenances as Successor Trustee and for the purposes set forth in this Instrument and in Land Trust No. 367 dated April 15, 1991.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to convey said land and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through and under Grantor.

GRANTOR warrants and represents that she has tendered her resignation as Trustee in accordance with the terms of the aforesaid Land Trust Agreement and has been duly authorized to convey the above described property to the Successor Trustee named herein.

GRANTEE shall have no personal liability whatsoever for any action taken as Successor Trustee under the Trust Agreement

TRANS NUM:00297084  
DOC STAMPS PD: \$1.70  
INTANG. TAX PD: \$1.00  
KAREN E. BUSHING, SARASOTA CO.  
BY: *[Signature]*

referred to above or by virtue of taking title to the real property described above and the sole liability of Successor Trustee hereunder shall be limited to the property which the Successor Trustee holds under the Trust Agreement referred to above.

IN WITNESS WHEREOF, the Grantor, Trustee as aforesaid, has caused these presents to be signed in Sarasota County, Florida, on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Linda A. Schields  
Phanna L. Ellis

JO A. TAYLOR  
Trustee as aforesaid

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this 14<sup>th</sup> day of February, 1993,  
before me personally appeared JO A. TAYLOR, Trustee as aforesaid,  
personally known to me or who produced

as identification and who executed the foregoing conveyance, and  
acknowledged the execution hereof to be her free act and deed, for  
the uses and purposes herein mentioned and who did/did not take an  
oath.

WITNESS my signature and official seal at Sarasota, Florida,  
in the County of Sarasota and State of Florida, the day and year  
last aforesaid.

Phanna L. Ellis  
NOTARY PUBLIC  
COMMISSION NO.  
MY COMMISSION EXPIRES: 06-30-93

155/

Prepared by and return to:  
Robert M. Fournier, Esq.  
Suite 803  
1800 Second Street  
Sarasota, FL 34236

RECORDED IN OFFICIAL  
RECORDS  
RECORD VERIFIED  
91 APR 27 PM 3:42  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL