

PROPERTY APPRAISER'S
PARCEL ID# 0043050024

Grantee's SSN: 65-6156009

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BOOK 2670
PAGE 432

QUIT CLAIM DEED

THIS INDENTURE, made this 15th day of SEPTEMBER, 1994, by and between JACK LEROY MILLER, as First Successor Trustee of THE RUTH LAUREN MILLER REVOCABLE TRUST AGREEMENT, dated February 10, 1987, and as amended on January 1, 1988, hereinafter referred to as "Grantor", and JACK LEROY MILLER, as First Successor Trustee under THE RUTH LAUREN MILLER REVOCABLE LIVING TRUST AGREEMENT, dated February 10, 1987, and as amended on January 1, 1988, hereinafter referred to as "Trustee" ("Grantee"), whose address is 707 Whitfield Avenue, Sarasota, Florida 34243.

WITNESSETH, Grantor, in consideration of the sum of LOVE AND AFFECTION 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, to-wit:

SUBJECT TO restrictions, reservations and easements as shown on the Plat recorded in Plat Book 4, Page 35, Public Records of Sarasota County, Florida.

SUBJECT TO the real estate taxes and assessments for the current year and subsequent years and to easements and restrictions of record.

GRANTOR hereby warrants and represents that:

- (1) Grantor does not reside on the above-described property nor any contiguous property on the date of this conveyance.
- (2) The said property does not constitute homestead property of the Grantor nor does any contiguous property constitute homestead property of the Grantor on the date of this conveyance.

TOGETHER with all appurtenances, privileges, rights, interests, 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 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: 00323747
DOC STAMPS PD: \$.70
INTANG. TAX PD: \$.00
KAREN E. RUSHING SARASOTA CO.
BY: [Signature] D.C.

John Norton Gurley

- (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.

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 or in the aforesaid Trust Agreement 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.

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.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

Gina M. Sarkis
(Name Written)-1st Witness

Gina M. Sarkis
(Name Printed)-1st Witness

JACK LEROY MILLER, as First
Successor Trustee of The Ruth
Lauren Miller Revocable Trust
Agreement

Juanita H. Seaton
(Name Written)-2nd Witness

Juanita H. Seaton
(Name Printed)-2nd Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of SEPTEMBER, 1994, by JACK LEROY MILLER as First Successor Trustee under Revocable Trust Agreement dated 2/10/87 and as amended on 1/1/88, who is personally known to me and who did not take an oath.

Linda C. Polcastro
NOTARY PUBLIC



LINDA C. POLCASTRO
MY COMMISSION EXPIRES
December 8, 1994
BENCHER TRUJILLO NOTARY PUBLIC LABORATORY

LINDA C. POLCASTRO
(NAME OF NOTARY TYPED, PRINTED
OR STAMPED)
My Commission Expires: 12-6-94
Commission Number: 11-062892

This instrument prepared by:
MICHAEL HRIC, ESQUIRE
2801 Fruitville Road - #100
Sarasota, Florida 34237-5301

EXHIBIT "A"

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The West 1/2 of Lot 20, Block A, Subdivision of the Northwest 1/4 of Northwest 1/4 of Section 17, Township 36 South, Range 18 East, known as C. L. MCKAIG'S SUBDIVISION, as per Plat thereof recorded in Plat Book 4, Page 35, Public Records of Sarasota County, Florida. LESS that portion taken by the State Road Department of the State of Florida for road right-of-way.

Lot 19 and the East 1/2 of Lot 20, Block A, Subdivision of the NW 1/4 of the NW 1/4 of Section 17, Township 36 South, Range 18 East, Sarasota County, Florida, as per plat thereof recorded in Plat Book 4, Page 35, Public Records of Sarasota County, Florida: LESS that portion of said Lot 19 taken by the State Road Department of Florida, more particularly described as follows: A strip of land off the West side of said Lot 19, said strip being 29.29 feet in width along the North boundary of said Lot 19, and 30.08 feet wide along the South boundary and containing 1800 square feet, more or less.

KAREN E. RUSSELL
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

94 SEP 19 PM 4:33

RECORDED IN OFFICIAL
RECORDS
RECORD VERIFIED