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TR. 2.50
REC 17.00
S.S. .70

Stamp Pd \$.70
By: M. Taylor
Deputy Clerk

IT. Index 1.00

DEED TO TRUSTEE

Parcel I.D. No. 405-03-0020

THIS INDENTURE, made this 12 day of July, 1995, by and between JOSEPH H. BROWN and JACQUELINE BROWN, husband and wife, hereinafter referred to as Grantor in this deed and JACQUELINE R. BROWN, as Trustee under Jacqueline R. Brown Trust Agreement dated May 8, 1995, hereinafter referred to as Trustee in this deed, whose address is: 303 Bayview Parkway, Nokomis, FL 34275.

WITNESSETH, Grantor, in consideration of love and affection and other good and valuable consideration, does hereby grant, bargain, and convey to Trustee, the following described property situated in Sarasota County, Florida, to wit:

See legal description attached hereto marked Exhibit "A" and incorporated herein by reference.

Subject to easements, reservations and restrictions of record and to taxes for 1995 and subsequent years.

EXAMINATION OF TITLE TO THE SUBJECT PROPERTY WAS NOT UNDERTAKEN IN CONNECTION WITH PREPARATION OF THIS INSTRUMENT.

TOGETHER with all appurtenances, privileges, rights, interests, dower, 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 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 and renew leases for a term extending beyond the term of the Trust Agreement, 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 said real estate to secure payment thereof;

(e) To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred,

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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, only upon the recording in the Public Records of the county in which said real estate is located, of an Affidavit of Acceptance by the Successor Trustee, and either a death certificate of the current Trustee or a resignation of the current Trustee, or by designation of such Successor Trustee by the court having jurisdiction over the Trust.

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 right and lawful authority to convey same and Trustee shall have 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 the event of the resignation, death or inability of JACQUELINE R. BROWN to serve or to continue to serve as Trustee of this Trust, JOSEPH H. BROWN shall serve as Successor Trustee. The Successor Trustee shall have all the title, powers and discretion herein given to the Trustee without conveyance or transfer. Whenever used herein, the word "Trustee" shall specifically include "Successor Trustee".

IN WITNESS WHEREOF, the said Grantor has hereunder set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:



Printed Name: EMILY L. TUCKER JOSEPH H. BROWN (SEAL)


Printed Name: SNOWDEN S. MOWRY JACQUELINE BROWN (SEAL)

Address: 303 Bayview Parkway
Venice, FL 34275

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of July, 1995, by JOSEPH H. BROWN and JACQUELINE BROWN, husband and wife, who are personally known to me or who have produced _____ as identification.


Printed Name of Notary:
EMILY L. TUCKER
Notary Public
Commission # _____

My Commission Expires:



EMILY L. TUCKER
My Commission CC455040
Expires Apr. 28, 1999
Bonded by ANB
800-852-5878



EMILY L. TUCKER
My Commission CC455040
Expires Apr. 28, 1999
Bonded by ANB
800-852-5878

★ THIS INSTRUMENT PREPARED BY
Snowden S. Mowry
Attorney At Law
P.O. Box 1767
Venice, Florida 34284-1767
(813) 485-1571
Fla. Bar #939129

EXHIBIT "A"

The Southerly 239 feet of the following described parcel:

Begin at the northwest corner of U.S. Government Lot 1, Fractional Section 6, Township 39 South, Range 19 East; thence South 870 feet; thence due East to the westerly right-of-way line of Seaboard Airline Railway (which line is 50 ft. from and parallel to the center line of existing railroad track as now being used); thence northwesterly along said westerly right-of-way line to a point on the boundary line between Townships 38 and 39 South, Range 19 East; thence West along said boundary line to the Point of Beginning.

RECORDED IN OFFICIAL
RECORDS
95 AUG 11 PM 12:35
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL