

Record:
Doc Stamps: 70

This Instrument Prepared By:
Stephen K. Boone
BOONE, BOONE & BOONE, P.A.
P.O. Box 1596
Venice, Florida 34284

Receipt #: 000000446847-01
Doc Stamp-Deed : 0.70
Karen E. Rushing, Sarasota Co.
By: [Signature] D.C.

**THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE
WARRANTY DEED**

THIS INDENTURE, made this 14th day of August, 1996, by and between ESTIL E. BALSINGER, a/k/a ESTIL EUGENE BALSINGER and SUSAN S. BALSINGER, husband and wife, hereinafter referred to as Grantor, and ESTIL E. BALSINGER, as Trustee under Revocable Trust Agreement dated April 24, 1996, with SUSAN S. BALSINGER as Successor Trustee, hereinafter referred to as Trustee, whose address is: 2616 Osage Road, Venice, Florida 34293

WITNESSETH, Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), does hereby grant, bargain, sell and convey to Trustee, the following described property situated in Sarasota County, Florida, to-wit:

PARCEL 1

Lot 10, Block 40, GULF VIEW SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, page 77, Public Records of Sarasota County, Florida.
Tax Identification No. 48562.0000

PARCEL 2

See attached Exhibit "A" which by this reference is incorporated herein and made a part hereof.
Tax Identification No. 17102.0045

Subject to restrictions, reservations and easements of record and subject to taxes for the year 1996 and thereafter.

Trustee's Social Security Number is [REDACTED].

"Grantor" and "Grantee" are used for singular or plural, as the context requires.

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 or 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;

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 deed 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 or 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.

GRANTOR COVENANTS with Trustee that Grantor is lawfully seized of said property in fee simple and that said property 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 WITNESS WHEREOF the Grantor has hereunto set her hand and seal this 14th day of August, 1996.

Witnesses:

Sign Maria Eaton
Print Maria Eaton

Sign Estil E. Balsinger
Print Estil E. Balsinger

Sign Carol B. Clark
Print Carol B. Clark

Sign Susan S. Balsinger
Print Susan S. Balsinger

STATE OF FLORIDA)
COUNTY OF SARASOTA)

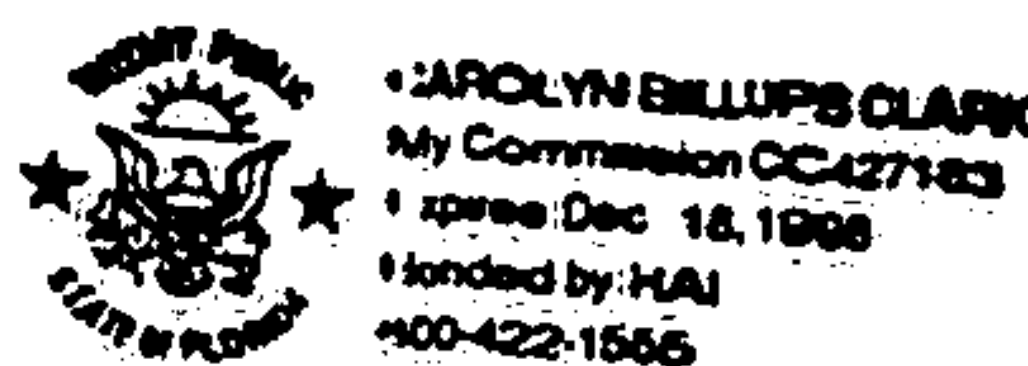
I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 14th day of August, 1996 by Estil E. Balsinger and Susan S. Balsinger, husband and wife, who are personally known to me or produced

_____ as identification.

NOTARY PUBLIC

Sign Carol B. Clark
Print _____

(SEAL)
My Commission Expires:



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

EXHIBIT "A"

TRACT 1:

Commence at the Northwest corner of Block "A", NOKOMIS HEIGHTS SUBDIVISION, recorded in Plat Book 1, Page 177, Public Records of Sarasota County, Florida; thence West along the North line of said Block "A" extended, 306 feet for a Point of Beginning; thence continue West 75 feet; thence S0 deg. 22'E, 133 feet; thence East 75 feet; thence N0 deg. 22'W, 133 feet to the Point of Beginning; lying and being in Section 36, Twp 38 South, Rge 18 East, Sarasota County, Florida.

TRACT 2:

Commence at the Northwest corner of Block "A", NOKOMIS HEIGHTS SUBDIVISION, recorded in Plat Book 1, Page 177, Public Records of Sarasota County, Florida; thence West along the North line of said Block "A" extended, 381 feet for a Point of Beginning; thence continue West 75 feet; thence S0 deg. 22'E, 133 feet; thence East 75 feet; thence N0 deg. 22'W, 133 feet to the Point of Beginning; lying and being in Section 36, Twp 38 South, Rge 18 East, Sarasota County, Florida.

TRACT 3:

Commence at the Northwest corner of Block "A", NOKOMIS HEIGHTS SUBDIVISION, recorded in Plat Book 1, Page 177, Public Records of Sarasota County, Florida; thence West along the North line of said Block "A" extended, 456 feet for a Point of Beginning; thence continue West 75 feet; thence S0 deg. 22'E, 133 feet; thence East 75 feet; thence N0 deg. 22'W, 133 feet to the Point of Beginning; lying and being in Section 36, Twp 38 South, Rge 18 East, Sarasota County, Florida.

TRACT 4:

Commence at the Northwest corner of Block "A", NOKOMIS HEIGHTS SUBDIVISION, recorded in Plat Book 1, Page 177, Public Records of Sarasota County, Florida; thence West along the North line of said Block "A" extended, 531 feet for a Point of Beginning; thence continue West 75 feet; thence S0 deg. 22'E, 133 feet; thence East 75 feet; thence N0 deg. 22'W, 133 feet to the Point of Beginning; lying and being in Section 36, Twp 38 South, Rge 18 East, Sarasota County, Florida.

TRACT 5:

Commence at the Southwest corner of Block "A", NOKOMIS HEIGHTS SUBDIVISION, recorded in Plat Book 1, Page 177, Public Records of Sarasota County, Florida; thence West along the South line of said Block "A" extended, 506 feet for a Point of Beginning; thence continue West 100 feet; thence N0 deg. 22'W, 149.1 feet; thence East 100 feet; thence S0 deg. 22'E, 149.1 feet to the Point of Beginning; lying and being in Section 36, Twp 38 South, Rge 18 East, Sarasota County, Florida.

TRACT 6:

Commence at the Southwest corner of Block "A", NOKOMIS HEIGHTS SUBDIVISION, recorded in Plat Book 1, Page 177, Public Records of Sarasota County, Florida; thence West along the South line of said Block "A" extended, 406 feet for a Point of Beginning; thence continue West 100 feet; thence N0 deg. 22'W, 149.1 feet; thence East 100 feet; thence S0 deg. 22'E, 149.1 feet to the Point of Beginning; lying and being in Section 36, Twp 38 South, Rge 18 East, Sarasota County, Florida.

TRACT 7:

Commence at the Southwest corner of Block "A", NOKOMIS HEIGHTS SUBDIVISION, recorded in Plat Book 1, Page 177, Public Records of Sarasota County, Florida; thence West along the South line of said Block "A" extended, 306 feet for a Point of Beginning; thence continue West 100 feet; thence N0 deg. 22'W, 149.1 feet; thence East 100 feet; thence S0 deg. 22'E, 149.1 feet to the Point of Beginning; lying and being in Section 36, Twp 38 South, Rge 18 East, Sarasota County, Florida.

RECORDED IN OFFICIAL RECORDS
AUG 21 AM 9:29
SARASOTA COUNTY FL
CLERK OF COURT