

97007917

OFFICIAL RECORDS  
BOOK 2932 PAGE 1634

This instrument prepared by:  
SKIP BERG, ESQ.  
LAW OFFICES OF BERG & DOUGLASS  
1872 S. Tamiami Trail, Suite D  
Venice, Florida 34293

Receipt #: 000000474161-01  
Doc Stamp-Deed : 8.70  
Karen E. Rushing, Sarasota Co  
By: Jadara D.C.

THIS INSTRUMENT PREPARED  
WITHOUT TITLE EXAMINATION

Parcel ID No. 0451-01-0005  
Grantee's Soc. Sec. No. [REDACTED]

DEED TO TRUST

THIS DEED, made this 9 day of January, 1997, by GRETA G. McDONALD, a single person, hereinafter referred to as Grantor, and GRETA G. McDONALD, as Trustee under the Greta G. McDonald Revocable Living Trust for the benefit of Greta G. McDonald, et al, dated September 27, 1990, whose address is 745 Guild Drive, Venice, Florida 34285, hereinafter referred to as Trustee, and with ANN McDONALD as Successor Trustee of said trust, upon the death, disability or resignation of GRETA G. McDONALD, and with JANE McDONALD and JOHN C. McDONALD, as Second Successor Co-Trustees.

WITNESSETH, Grantor, in consideration of the sum of Ten Dollars (\$10.00) 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 situate in Sarasota County, Florida:

Starting at the Northeast corner of Lot 11079, Unit #42, SOUTH VENICE SUBDIVISION, as recorded in Plat Book 7, Page 3, Public Records of Sarasota County, Florida, run N 55-50-50 E along the Southerly R/W line of Short Drive 200 feet to an intersection with the Westerly R/W line of the Tamiami Trail (U.S. #41); thence S 34-09-10 E along the Westerly R/W line of said Tamiami Trail 200 feet for a Point of Beginning; thence continue S 34-09-10 E along Westerly R/W line of Tamiami Trail 100 feet; thence S 55-50-50 W 200 feet; thence N 34-09-10 W 100 feet; thence N 55-50-50 E 200 feet to the Point of Beginning; all lying and being in Sections 20 and 29, Township 39 South, Range 19 East, in Sarasota County, Florida, LESS that portion taken for S.R.D. purposes as set forth in instrument recorded in Official Records Book 989, Page 1111, of the Public Records of Sarasota County, Florida.

TOGETHER with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining:

TO HAVE AND TO HOLD said real estate with the following power 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 and convey 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

2010  
15.00  
3.00  
1.70

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. The written acceptance of the Successor Trustee among the public records in the county where the real property described above is located, together with evidence of GRETA G. McDONALD's death, disability, or resignation, shall be deemed conclusive proof that the Successor Trustee provisions of the aforesaid Trust have been complied with. Evidence of GRETA G. McDONALD's death shall consist of a certified copy of the death certificate. Evidence of her disability shall consist of a licensed physician's affidavit establishing that she is incapable of performing her duties as Trustee of the aforesaid Trust. Evidence of GRETA G. McDONALD's resignation shall consist of a resignation, duly executed and acknowledged. The Successor Trustee shall have the same powers granted GRETA G. McDONALD, the original Trustee, as set forth herein, and evidence of a Successor Trustee's death, disability, or resignation shall be the same as set forth above for the Trustee.

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.

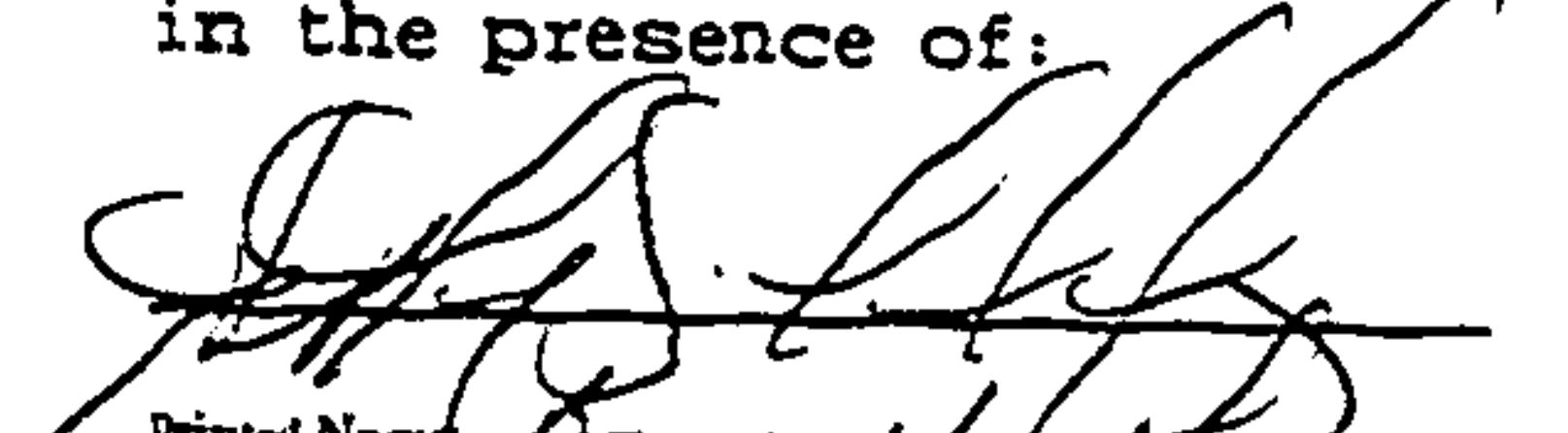
4. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.071.


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.

9 IN WITNESS WHEREOF, I have hereunto set my hand and seal the day of January, 1997.

Signed, sealed and delivered in the presence of:

  
Printed Name: Dorothy H. McPherson

 (SEAL)  
GRETA G. McDONALD  
745 Guild Drive  
Venice, Florida 34285

  
Printed Name: Skip Berg

STATE OF FLORIDA  
COUNTY OF SARASOTA

BE IT KNOWN, that on the 9 day of January, 1997, before me, a Notary Public in and for the State of Florida, duly commissioned and sworn, personally came and appeared GRETA G. McDONALD, a single person, who is personally known to me or who has produced \_\_\_\_\_ as identification, and known to me to be the same person who executed the within Deed to Trust and she acknowledged the within Deed to Trust to be her act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

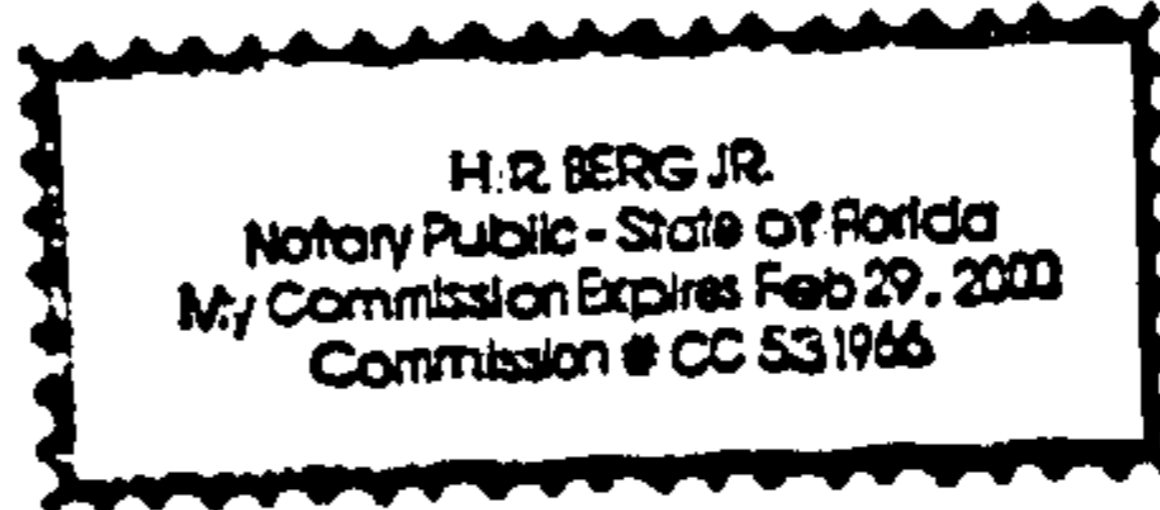
NOTARY PUBLIC:

Sign: *H.R. Berg, Jr.*

Printed Name: H.R. BERG, JR.

(Seal)

My Commission Expires:



RECORDED IN OFFICIAL RECORDS  
97 JAN 24 AM 11:02  
SARASOTA COUNTY, FL