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THIS INSTRUMENT PREPARED BY:
John M. Strickland, Esq.
LIVINGSTON, PATTERSON, STRICKLAND
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46 North Washington Boulevard, Suite 1
Sarasota FL 34236
(941) 365-0550

•• OFFICIAL RECORDS ••
BOOK 2954 PAGE 1620

Receipt #: 000000488577-03
Doc Stamp-Deed : 0.70 QUIT CLAIM DEED TO TRUSTEE
By: Karen E. Rushing, Sarasota Co.
D-C.

THIS INDENTURE, made this 19th day of March, 1997,
between FRANK J. SIROKY, JR., and ELIZABETH M. SIROKY, a/k/a
ELIZABETH A. SIROKY, husband and wife, whose post office address is
709 Armada Road North, Venice, Florida 34285 and P. O. Box 1058,
Venice, Florida 34284 respectively, hereinafter referred to as
"Grantor", and ELIZABETH A. SIROKY, as Trustee under the ELIZABETH
A. SIROKY REVOCABLE LIVING TRUST AGREEMENT dated February 17, 1997,
whose post office address is P. O. Box 1058, Venice, Florida 34284,
hereinafter referred to as "Trustee".

Wherever used herein the terms "Grantor" and "Trustee" shall include singular and plural, heirs, legal
representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the
context so admits or requires.

W I T N E S S E T H :

Grantor, for and in consideration of the sum of Ten Dollars
(\$10.00) and other good and valuable considerations, the receipt of
which is hereby acknowledged, does hereby remise, release and quit-
claim to the Trustee, forever, all of the right, title, interest,
claim and demand which the Grantor has in and to the following
described property (the "Real Estate") lying and being in Sarasota
County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

TO HAVE AND TO HOLD the Real Estate with the following powers
and for the following uses and purposes.

1. The Trustee is vested with full rights of ownership over
the Real Estate and any part of it and any interest therein. The

Trustee is granted and provided with full power and authority under Section 689.071, Florida Statutes, to include, without limiting the following:

a. To protect and conserve the Real Estate or any part of it and improvements located thereon, and to pay the taxes assessed thereon.

b. To sell and convey the Real Estate or any part of it for cash or on credit, at public or private sale, to exchange the Real Estate or any part of it for other property, and to grant options to sell the Real Estate or any part of it, and to determine the price and terms of such sales, exchanges and options.

c. To execute leases or subleases of the Real Estate or any part of it to subdivide or improve the Real Estate or any part of it and tear down or alter improvements thereon, to grant easements, licenses, charges and other use rights, give consents and make contracts relating to the Real Estate or any part of it or its uses, to release or dedicate any interest in the Real Estate or any part of it to cooperative or condominium ownership.

d. To borrow money and to mortgage, pledge or otherwise encumber any part or all of the Real Estate and to secure payment thereof.

e. To otherwise manage, control, develop, operate and dispose of the Real Estate or any part of it, 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 the Real Estate, or any part of it.

f. To convey to a successor or successors in trust and to grant to such successor or successors all of the title, estate, powers, privileges and authorities vested in the Trustee.

NOTHING HEREIN CONTAINED SHALL BE CONSTRUED AS IMPOSING ANY PERSONAL LIABILITY ON SAID TRUSTEE IN HIS INDIVIDUAL CAPACITY. THE TRUSTEE WILL NOT BE LIABLE EXCEPT TO THE EXTENT OF TRUST ASSETS.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed the day above written.

Signed, sealed and delivered in the presence of:

Mae Young
MAE YOUNG
(print name of witness)

Frank J. Siroky, Jr.
Frank J. Siroky, Jr.

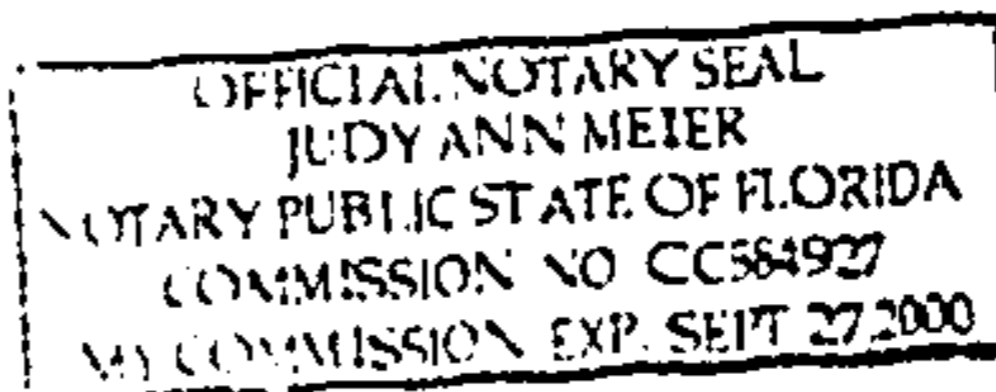
Penny Bernardo
PENNY BERNARDO
(print name of witness)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19th day of March, 1997, by Frank J. Siroky, Jr., who is personally known to me or who has produced _____ as identification.

Judy Ann Meier
Notary Public
Printed Name of Notary:
JUDY ANN MEIER
Commission # _____

My Commission Expires:



Mae Young
MAE YOUNG
(print name of witness)

Elizabeth M. Siroky
Elizabeth M. Siroky a/k/a
Elizabeth A. Siroky

Penny Bernardo
PENNY BERNARDO
(print name of witness)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19th
day of March, 1997, by Elizabeth M. Siroky, a/k/a Elizabeth
A. Siroky, who is personally known to me or who has produced
_____ as identification.

Judy Ann Meier
Notary Public
Printed Name of Notary:
JUDY ANN MEIER
Commission # _____

My Commission Expires:

OFFICIAL NOTARY SEAL
JUDY ANN MEIER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO CC584927
COMMISSION EXP. SEPT 27 2000

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EXHIBIT A

Parcel One:

Lot 10, Block 18, GULFVIEW SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, Pages 77 and 77A, of the Public Records of Sarasota County, Florida.

Parcel Two:

Lots 9 and 10, Block 63, GULF VIEW SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, page 77, Public Records of Sarasota County, Florida.

Parcel Three:

Lots 44 and 45, Block 204, EDGEWOOD SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, page 166, Public Records of Sarasota County, Florida.

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RECORDED IN OFFICIAL
RECORDS
97 APR -2 PM 3:47
SARASOTA COUNTY, FL
CLERK OF CIRCUIT COURT