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This document prepared by and should be returned to:

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Receipt #: 000000496725-04  
Doc Stamp-Deed : 0.70  
Karen E. Rushing, Sarasota Co  
By: Qadane D.C.

### TRUST DEED

THIS INDENTURE, made this 25<sup>th</sup> day of April, 1997, by and between JOHN C. FRIEND, the unmarried, surviving spouse of MARJEAN FRIEND, the Grantor, to JOHN C. FRIEND, as Trustee under Trust Agreement dated March 31, 1997, and successors as such Trustee, as Grantee, whose address is: 2408 Brink Avenue South, Sarasota, Florida 34239. (Throughout this document the singular shall include the plural.)

WITNESSETH: Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee and Trustee's successors, the following described property situate in the County of Sarasota, and the State of Florida, to-wit:

Begin at the Southeast corner of Lot 14, Block B, Plat of Sarasota, recorded in Plat Book 1, Page 21, Public Records of Manatee County, Florida; thence Southwesterly along Northwesterly line of Main Street, 15.2 feet; thence Northwesterly through and beyond center line of party wall, 105 feet to Southeasterly line of a 20 foot alley; thence Northeasterly along said 20 foot alley, 15.2 feet to Northeast corner of said Lot 14; thence Southeasterly along lot line, 105 feet to the Point of Beginning; being a part of said Lot 14, Block B, Plat of Sarasota, less the Northwesterly 31 feet.

Subject to mortgages, restrictions, reservations and easements of record, if any.

GRANTOR RESERVES TO HIMSELF THE EXCLUSIVE POSSESSION, USE AND ENJOYMENT OF THE ABOVE GRANTED PREMISES, INCLUDING RENTS, ISSUES AND PROFITS THEREFROM, FOR AND DURING THE NATURAL LIFETIME OF THE GRANTOR.

TOGETHER with all appurtenances, privileges, rights, interest, dower, reservations, remainders and easements thereto 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 and above described real estate and it 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 credits, 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 sale, exchanges and options;
  - c. To execute leases and subleases for terms as long as 100 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 and all of the 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, and in addition to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

2. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sale, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees, and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of said unrecorded Trust Agreement collateral hereto.

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 his conveyance is made in conformance with the provisions of Section 689.071, Florida Statutes.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon its binding.

6. In the event of the death, disability or resignation of JOHN C. FRIEND, as Trustee of the Trust Agreement dated March 31, 1997, KATHY JEAN FRIEND BLANKENSHIP shall become successor Trustee. In the further event of the death, disability or resignation of the said KATHY JEAN FRIEND BLANKENSHIP, JOHN THOMAS FRIEND shall become the successor Trustee.

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 WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Tara Dr. Hoff  
Signature of Witness

TARA SCOFF  
Print Name of Witness

[Signature]  
Signature of Witness

ROBERT M JOHNSON  
Print Name of Witness

John C. Friend  
JOHN C. FRIEND, Grantor

RECORDED IN OFFICIAL  
RECORDS  
97 MAY -8 PM 12:02  
CLERK OF DISTRICT COURT  
SARASOTA, FL.

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared JOHN C. FRIEND, the unmarried, surviving spouse of MARJEAN FRIEND, as Grantor, to me known personally or has produced \_\_\_\_\_ as identification and who executed the foregoing instrument and he acknowledged before me that he executed the same. (If no type of identification is indicated the person is personally known to me.)

WITNESS my hand and official seal in the County and State last aforesaid this 25<sup>th</sup> day of April, 1997.

Friend, 14

[Signature]  
Notary Public  
ROBERT M. JOHNSON  
MY COMMISSION # CC 352879  
EXPIRES: February 22, 1998  
Record Through Public Information