



OFFICIAL RECORDS
INSTRUMENT # 1998080452 3 PGS

Doc Stamp-Deed: 0.70
KAREN E. CRUSHING SARASOTA COUNTY
By: *[Signature]* D.C. Receipt #:009472

180
✓ THIS INSTRUMENT PREPARED BY:
MURRAY KANETSKY, ESQ.
KANETSKY, MOORE & DeBOER, P.A.
P. O. BOX 1767
VENICE, FL 34284-1767

DEED TO TRUSTEE

THIS INDENTURE, made this 12 day of June, 1998, by and between MARY JO PATTISON, unmarried surviving spouse of DONALD A. PATTISON, deceased, hereinafter referred to as Grantor in this deed, and MARY JO PATTISON, as Trustee of the MARY JO PATTISON REVOCABLE TRUST under Agreement dated October 12, 1992, hereinafter referred to as Trustee in this deed, whose address is: 248 West Miami Avenue, Venice, FL 34285.

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 descriptions attached hereto marked Exhibit "A" and incorporated herein by reference.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the year 1998.

Grantor certifies that she was married continuously and without interruption to DONALD A. PATTISON from the time they obtained title to the above-described real property until his death on September 15, 1992.

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;

(c) 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. 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 an affidavit by a physician familiar with the current Trustee's condition stating that the Trustee is unable to manage his or her affairs, 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 MARY JO PATTISON to serve or to continue to serve as Trustee of this Trust, BRADLEY MILES PATTISON and SUSAN BETH PATTISON shall serve as Successor Co-Trustees. The Successor Co-Trustees 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 Co-Trustees".

IN WITNESS WHEREOF, the said Grantor has hereunder set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Elaine W. Bridges
Print Name: ELAINE W. BRIDGES

Mary Jo Pattison
MARY JO PATTISON

Murray Kanetsky
Print Name: MURRAY KANETSKY

Address: 248 West Venice Avenue
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of June, 1998, by MARY JO PATTISON, who is personally known to me.

Elaine W. Bridges
Print Name: ELAINE W. BRIDGES
Notary Public

My Commission Expires:



EXHIBIT "A"

Parcel No. 1 - Tax I.D. Nos. 408-04-0053, 408-04-0054, 408-04-0058

An undivided one-half interest in Lots 24 through 29, Block 62, GULF VIEW 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 No. 2 - Tax I.D. No. 429-01-0010

An undivided one-half interest in Lots 48, 49 and 50, Block 202, EDGEWOOD SECTION OF VENICE, as per Plat thereof recorded in Plat Book 2, page 166, of the Public Records of Sarasota County, Florida.

Parcel No. 3 - Tax I.D. No. 407-12-0024

Lot 1, VENICE BAYSHORE SECTION C, Replat of Lots 1, 2 and 3, Bayshore Section of Venice, as per Plat thereof recorded in Plat Book 12, page 11, of the Public Records of Sarasota County, Florida.

Parcel No. 4 - Tax I.D. No. 408-04-0070

An undivided 37.82% in the West 1/2 of Lot 10 and all of Lots 11, 12 and 13, Block 62, GULF VIEW SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, pages 77 and 77A, of the Public Records of Sarasota County, Florida.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998080452 3 P88
1998 JUN 18 12:19 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA