

THIS INSTRUMENT WAS PREPARED BY:
 Dennis J. Tracy, Esquire
 Dulmer & Tracy, Chartered
 229 Pensacola Road
 Venice, Florida 34285

✓
110

TRUST DEED

THIS INDENTURE, made this 15th day of October, 1998 by and between **WILLIAM C. FRITSCH AND CAROL J. FRITSCH, husband and wife**, of the County of Sarasota, State of Florida hereinafter referred to as Grantor and **CAROL J. FRITSCH, as Trustee under Trust Agreement dated June 12, 1998**, of 617 Four Bays Drive, Nokomis, Florida 34275, hereinafter referred to as Trustee.

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, its successors and assigns, the following described property situate in Sarasota County, Florida, to wit:

South 5 feet of Lot 4, all of Lot 5, and the North 15 feet of Lot 6, Block 122, Replat of Blocks 102, 122 and 125, VENIZIA PARK SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, Page 212, of the Public Records of Sarasota County, Florida.

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 1998141670 2 PGS
 1998 OCT 23 09:34 AM
 KAREN E. RUSHING
 CLERK OF CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 DADAD Receipt#044376

NOTE TO PROPERTY APPRAISER: The Grantor, confirmed that under the terms of the trust referred to above, said Grantor has reserved unto themselves beneficial interest for their estate and are entitled to the homestead tax exemption pursuant to the provisions of Florida Statutes 196.041(2), 1985.

Tax I. D. Number 429 14 0026

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 Trustee is specifically granted and given the power and authority to:
 - (a) protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - (b) sell said real estate for cash or on credit at public or private sale; to exchange said real estate for other property; to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
 - (c) execute leases and subleases for terms as long as 200 years; to subdivide or improve said real estate and tear down or alter improvements; to grant easements; to give consent and make contracts relating to said real estate or its use; to release or dedicate any interest in said real estate;
 - (d) borrow money and mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
 - (e) 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; and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes, 1977.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement collateral hereto, entered into by the Trustee and certain beneficiaries dated June 12, 1998,

3. No purchaser, grantee, mortgagee, lessee, assignee, or any other person dealing with the Trustee need see to the application of the proceeds. Receipt by 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 the said unrecorded Trust Agreement and any amendments thereto, collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement and any amendment thereto, collateral hereto, shall be personal property only.

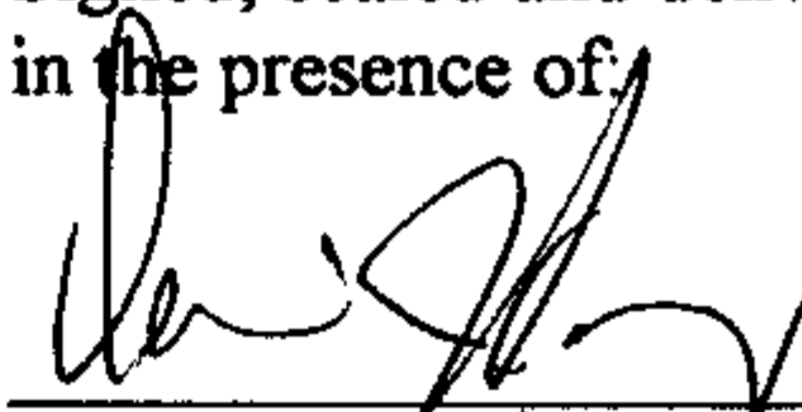
5. The Grantor recites that this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements under the terms of the Trust.

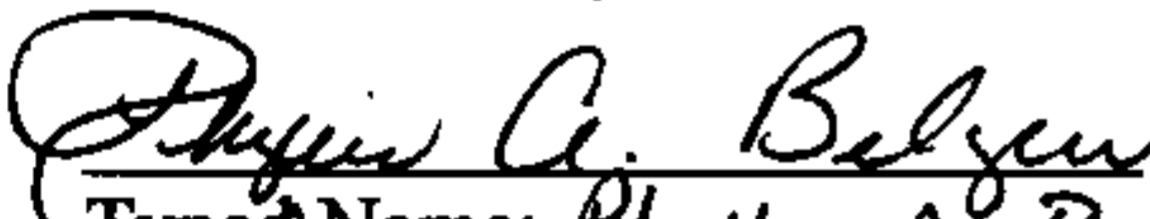
6. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts, and requirements under the terms of the Trust.

TO HAVE AND TO HOLD THE SAME IN FEE SIMPLE FOREVER.


IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the date above written.

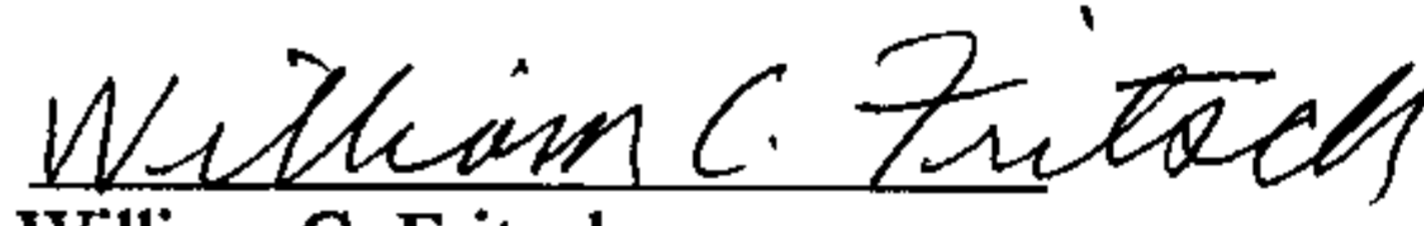
Signed, sealed and delivered
in the presence of:



Typed Name: DENNIS J. TRACY


Typed Name: Phyllis A. Belyeu


Typed Name: DENNIS J. TRACY

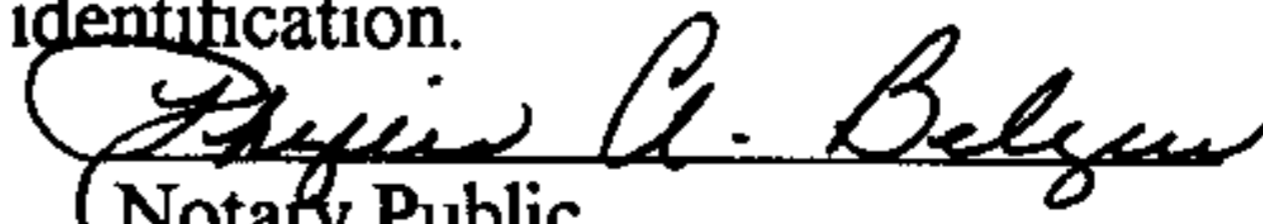

Typed Name: Phyllis A. Belyeu


William C. Fritsch
617 Four Bays Drive
Nokomis, FL 34275


Carol J. Fritsch
617 Four Bays Drive
Nokomis, FL 34275

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of October, 1998, by William C. Fritsch and Carol J. Fritsch, husband and wife, who are personally known to me or who have produced El. Dennis Lewis as identification.


Notary Public
Typed Name: Phyllis A. Belyeu
Commission Number: PC 432 107

