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INSTRUMENT # 2000008662 4 PGS
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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#005610

WARRANTY DEED TO TRUSTEE

THIS INDENTURE, made this 18th day of January, 2000, by ~~Dan and Carole V. Wyatt~~ **Dan and Carole V. Wyatt** and Carole V. Wyatt, husband and wife, whose address is 479 Interstate Court, Sarasota, Florida, Grantor, and Allan Beck, as Trustee of the Allan Beck Revocable Trust, whose address is 426 Interstate Court, Sarasota, Florida 34240 and whose Taxpayer Identification Number is _____, Grantee

WITNESSETH, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

See Legal Description Attached hereto as Exhibit "A"

TO HAVE AND TO HOLD said property 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 property, and Trustee is specifically granted and given the power and authority:

- a) To protect and conserve said property and improvements located thereon and to pay the taxes assessed thereon,
- b) To sell said property, for cash or on credit, at public or private sale, to exchange said property 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 200 years, to subdivide or improve said property and tear down or alter improvements, to grant easements, give consent and make contracts relating to said property or its use and to release or dedicate any interest in said property,
- d) To borrow money and to mortgage, pledge or encumber any or all of the said property to secure payment thereof;
- e) To manage, control and operate said property, 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 property, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes

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 sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor No person,



including, but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee, need inquire into the identification of status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority if said Trustee to act on 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 Every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement or Declaration of Trust was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or Declaration of Trust and is binding upon all beneficiaries under those instruments, (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust

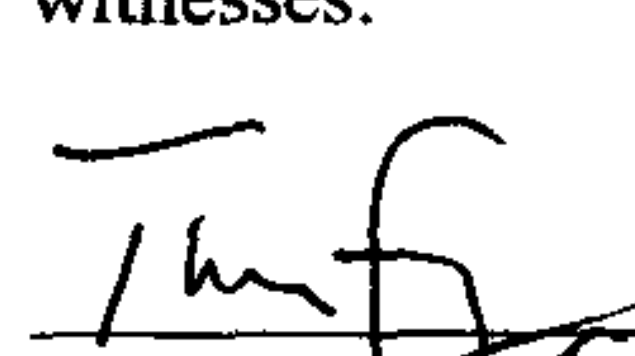

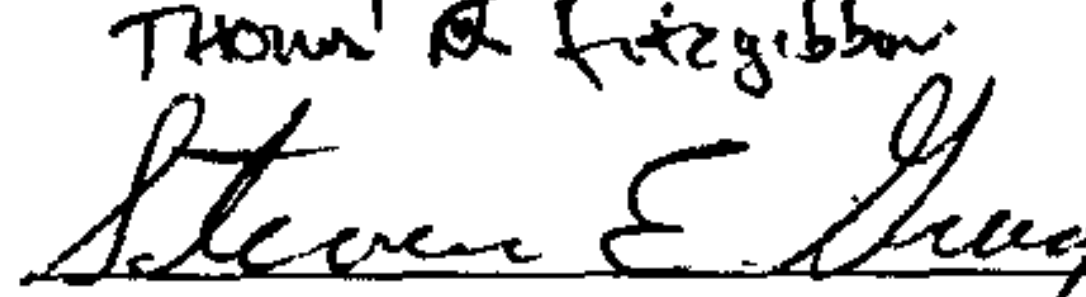
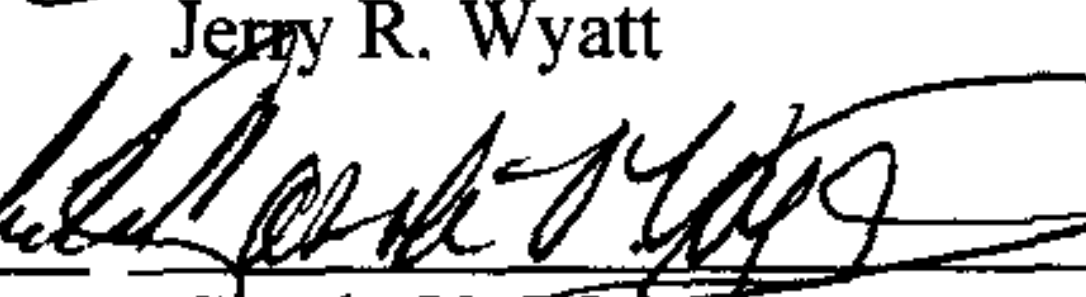
3 That Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement and any Amendments thereto shall be personal property only, and no such beneficiary shall have any title or interest, legal or equitable, in and to said property.

4 This conveyance is intended to comply with the provisions of Section 689.071, Florida Statutes

5 In the event of the death, disability, resignation or removal of, as Trustee, prior to the assignment, conveyance or other transfer of the property described herein or other interest held by him as Trustee under this instrument to a successor trustee, then any successor trustee shall automatically have the rights, powers, authorities and duties herein set forth The successor trustee may be designated by written instrument filed in the public records of Sarasota County, Florida, executed by the original or any successor trustee alone.

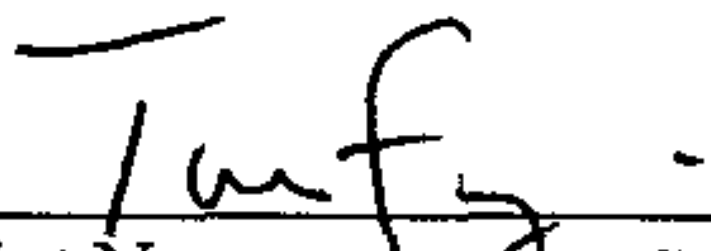
IN WITNESS WHEREOF, the Grantor has executed this instrument on the date first written above

Executed in our presence as witnesses.

 Thom R. Fitzgibbon
 Jerry R. Wyatt (SEAL)
 Steven E. Greenfield
 Carole V. Wyatt (SEAL)
STEVEN E. GREENFIELD

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 18th day of January, 2000, by
Jerry R. Wyatt and Carole V Wyatt who have produced Florida Driver's Licenses as identification


Print Name THOMAS M. FITZGIBBONS
NOTARY PUBLIC
State of Florida
My commission expires

THIS INSTRUMENT PREPARED BY:

163
THOMAS M FITZGIBBONS, Esquire
22 South Tuttle Avenue
Suite 4
Sarasota, FL 34237
(941) 953-5697

EXHIBIT "A"

Commence at the Southeast corner of Section 24, Township 36 South, Range 18 East, Sarasota County, Florida, said corner being the Southeast corner of Lot 60, as shown on the Plat of "PALMER FARMS-FIRST UNIT", as recorded in Plat Book 2, pages 216-216A, Public Records of Sarasota County, Florida, thence along the East line of said Section 24, North 00°13'36" East (an assumed bearing), 417 67 feet to the Southwest corner of Lot 86, as shown on said Plat of "PALMER FARMS-FIRST UNIT", thence along the South line of said Lot 86, South 89°10'05" East, 982 26 feet to the West line of Lot 103, as shown on said Plat of "PALMER FARMS-FIRST UNIT", thence along the West line of said Lot 103, North 00°14'00" East, 320.42 feet to the POINT OF BEGINNING thence North 89°46'00" West, 123 00 feet, thence North 55°32'18" West, 134 25 feet, thence North 00°14'00" East, 44 48 feet; thence South 89°46'00" East, 234.00 feet, thence South 00°14'00" West, 120 00 feet to the POINT OF BEGINNING

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year



THIS INSTRUMENT PREPARED BY
THOMAS M. FITZGIBBONS
ATTORNEY AT LAW
22 SOUTH TUTTLE AVENUE
SUITE 4
SARASOTA, FLORIDA 34237