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KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
KPARROTT Receipt#014977

**TRUST DEED**

Doc Stamp-Deed: 0.70

2  
1-20-00

THIS INDENTURE, made this 14<sup>th</sup> day of February, 2000, by and between DORIS W. POWERS, unmarried, whose address is 2112 Old Arbor Court, Sarasota, FL 34232, and whose tax identification number is [REDACTED] as grantor, to DORIS W. POWERS, as trustee of the DORIS W. POWERS TRUST dated May 28, 1985, as amended, and successors as such trustee, grantee, whose address is 2112 Old Arbor Court, Sarasota, FL 34232, and whose tax identification number is [REDACTED] (Throughout this document the singular shall include the plural.)

WITNESSETH: Grantor, in consideration of the sum of Ten Dollars (\$10) and other good and valuable considerations 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 properties situated in Sarasota County, Florida, to-wit;

PARCEL I:

Lot 31, ARBOR TRACE, UNIT 2, a Subdivision according to the plat thereof recorded in Plat Book 37, Pages 30 and 30A of the Public Records of Sarasota County, Florida.

Tax Parcel Identification No.: 0064-02-0023

PARCEL II:

Lot 15, Block 4, GULF GATE SUBDIVISION UNIT #2, according to the plat thereof recorded in Plat Book 16, Pages 11 and 11A, Public Records of Sarasota County, Florida.

Tax Parcel Identification No.: 0104-01-0071

Subject to taxes for the current and subsequent years, restrictions and reservations and easements of record, if any, and applicable zoning laws and ordinances.

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

TOGETHER with all appurtenances, privileges, rights, interest, dower reservations, remainders and easements thereto appertaining.

1-20-00  
THIS INSTRUMENT PREPARED WITHOUT EXAMINATION OF TITLE BY:  
ROBERT A. KIMBROUGH, Attorney  
1530 Cross Street  
Sarasota, FL 34236-7015



TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.071, Florida Statutes. The interest of any beneficiary hereunder is hereby defined and declared to personal property only. Upon the death or resignation of myself as trustee of the DORIS W. POWERS TRUST dated May 28, 1985, as amended, the successor trustee are 1s STEPHEN ALLEN POWERS and the alternate successor trustee is MELISSA POWERS BAUM.

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 and 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:

Carol Pagan  
Witness

Name Printed: CAROL PAGAN

Doris W. Powers  
DORIS W. POWERS, grantor

Robert A. Kimbrough  
Witness

Name Printed: ROBERT A. KIMBROUGH

STATE OF FLORIDA  
COUNTY OF SARASOTA

The following instrument was acknowledged before me this 14th day of February, 2000, by DORIS W. POWERS, grantor.



Amy L. Esser  
MY COMMISSION # CC06966 EXPIRES  
March 31, 2003  
BONDED THRU TROY FAIR INSURANCE, INC.

Amy L. Esser  
Notary Public - State of Florida  
Name Printed:  
My Commission Expires:

Personally Known \_\_\_\_\_ OR Produced Identification ✓  
Type of Identification Produced FL DRIVER LICENSE