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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RKRONENW Receipt#082344

TAX ID #0408090010

WITHOUT EXAMINATION OF TITLE

THIS INSTRUMENT PREPARED BY:
CHARLES F. WHEELER, ESQUIRE
CHARLES F WHEELER, P A
Post Office Box 1744
Venice, Florida 34284

Doc Stamp-Deed: 0.70

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GORDON W. PHILLIPS and HELEN A. PHILLIPS, husband and wife, hereinafter referred to as Grantors, and in consideration of Ten and 00/100 (\$10 00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, have remised, released and conveyed and do remise, release and forever convey to GORDON W. PHILLIPS, as Trustee of the GORDON W. PHILLIPS DECLARATION OF TRUST dated July 17, 1991, hereinafter referred to as Trustee, whose mailing address is 1911 Pebble Beach Court, Venice, Florida 34293, all that piece or parcel of land situate in the County of Sarasota, State of Florida, and described as follows:

Lots 13 and 14, Block 208-C, Replat of Blocks 206 and 208, EDGEWOOD SECTION OF VENICE, according to the Plat thereof recorded in Plat Book 2, Page 217, of the Public Records of Sarasota County, Florida

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes.

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 on 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 leases and subleases for terms as long as 99 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 or all of the said real estate to secure payment thereof;
 - (e) To manage, control, operate and dispose of 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 hereof shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the Public Records of the county wherein the property is located.

- 3. The Grantors do 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 Grantors recite 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.

GORDON W. PHILLIPS and HELEN A. PHILLIPS, husband and wife, covenant, for Grantors and Grantors' heirs, executors and administrators, with Trustee and his assigns, that the premises are free from all encumbrances made by GORDON W. PHILLIPS and HELEN A. PHILLIPS, husband and wife, except as aforesaid, but against none other.

IN WITNESS WHEREOF, GORDON W. PHILLIPS and HELEN A. PHILLIPS, husband and wife, as aforesaid, here set their hands and seal this 12 day of October, 2000.

Signed, sealed and delivered
in the presence of:

Charles F. Wheeler
Printed Name: CHARLES F. WHEELER

Gordon W. Phillips
GORDON W. PHILLIPS

Tanya M. Weiss
Printed Name: TANYA M. WEISS

Helen A. Phillips
HELEN A. PHILLIPS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12 day of Oct., 2000, by GORDON W. PHILLIPS and HELEN A. PHILLIPS, husband and wife, who are personally known to me or who have produced drivers' licenses as identification and who did take an oath

My Commission Expires:

Tanya M. Weiss
Notary Public **TANYA M. WEISS**
Print Name: _____

