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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HARMSTRONG Receipt#002567

TAX ID #0408130038

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES J. BANKS, JR and ROSEMARY F BANKS, 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 ROSEMARY F. BANKS, as Trustee of the ROSEMARY F. BANKS TRUST AGREEMENT dated Jan 5, 2001, hereinafter referred to as Trustee, whose mailing address is 324 Salerno Street, Venice, FL 34285, all that piece or parcel of land situate in the County of Sarasota, State of Florida, and described as follows:

Lot 18, Block 93, VENICE VENEZIA PARK SECTION, as per plat thereof recorded in Plat Book 2, page 168, 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

JAMES J. BANKS, JR and ROSEMARY F. BANKS, 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 JAMES J. BANKS, JR. and ROSEMARY F BANKS, husband and wife, except as aforesaid, but against none other

NOTE TO PROPERTY APPRAISER: The Grantors confirm that under the terms of the trust referred to above, the Grantors have not less than a beneficial interest for life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

IN WITNESS WHEREOF, JAMES J BANKS, JR. and ROSEMARY F. BANKS, husband and wife, as aforesaid, here set their hands and seal this 5 day of Jan., ~~2000~~ 2001

Signed, sealed and delivered
in the presence of.

Stephanie Shambora
Printed Name **STEPHANIE SHAMBORA**

James J. Banks, Jr.
JAMES J. BANKS, JR.

Tanya M Weiss
Printed Name: **STEPHANIE SHAMBORA**
TANYA M. WEISS

Rosemary F. Banks
ROSEMARY F. BANKS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 5 day of January, ~~2000~~ 2001, by JAMES J. BANKS, JR. and ROSEMARY F BANKS, 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
Print Name. **TANYA M. WEISS**



TANYA M. WEISS
COMMISSION # CC611740
EXPIRES JAN 6, 2001