

3

386 - 15.70

Prepared Without Benefit of Title Examination By:
DAVID G. BOWMAN, JR., ESQUIRE
BOWMAN, GEORGE, SCHEB, TOALE & Robinson, P.A.
22 South Tuttle Avenue, Suite 3
Sarasota, Florida 34237
(941) 366-5510

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001123319 3 PGS
2001 AUG 27 05:19 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#079332
Doc Stamp-Deed: 0.70

DEED INTO TRUST



THIS INDENTURE made this 9th day of August 2001, by and between James R. Herrli, a married man, whose address is 5334 Jem Lane, Sarasota, Florida 34238, Grantor, and Claudeen E. Herrli as Trustee of the Claudeen E. Herrli Trust Agreement dated August 9, 2001, for the benefit of Claudeen E. Herrli, Grantee, herein after referred to as Trustee, whose post office address is c/o 5334 Jem Lane Sarasota, Florida 34238.

WITNESSETH, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, and convey to the Trustee, its successors and assigns, the following described property situated in Sarasota County, Florida ("Property"):

PARCEL 1:

Lot 20, Pittman-Campo Subdivision, according to the plat thereof recorded in Plat Book 8, Page 40, of the Public Records of Sarasota County, Florida
Parcel ID: 0056-06-0029

PARCEL 2:

Lot 2, Prime Subdivision, as per plat thereof recorded in Plat Book 5, Page 11, of the Public Records of Sarasota County, Florida
Parcel ID: 2036-10-0064

PARCEL 3:

Lot 2, Block E, Green Acres Subdivision, as per plat thereof recorded in Plat Book 7, Pages 68 and 68A, of the Public Records of Sarasota County, Florida.
Parcel ID: 0047-14-0058

PARCEL 4

Lot 170, Ridgewood Estates, 2nd Addition, as per Plat thereof recorded in Plat Book 12, Page 9, of the Public Records of Sarasota County, Florida.
Parcel ID 0063-09-0038

All of the property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 5334 Jem Lane, Sarasota, Florida 34238.

Subject to taxes for the year 2000 and any taxes or assessments levied or assessed subsequent to the effective date hereof, and any taxes or assessments which are not shown as existing liens by the public records.

TOGETHER with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining:

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 200 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 said real estate to secure payment thereof;
- (e) To 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.

2. Rights of ownership over the above-described real estate and the power and authority granted under Paragraph 1 above, shall vest in any successor Trustee named herein, 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 Grantor does 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 Grantor recites 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.


6. The Successor Co-Trustees are James R Herrli and John S Herrli. In the event of the death, resignation or inability of James R. Herrli or John S. Herrli to serve as Successor Co-Trustees, Northern Trust Bank of Florida, N.A. shall serve as Successor Co-Trustee. The Successor Co-Trustees shall have all of the title, powers and discretion herein given to the Trustee, without any act or conveyance or transfer. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledged by him/her before a Notary Public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustees who from time to time are serving under it.


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 the 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 said Grantor has hereunto set his hand and seal the day and year first above written

Signed, sealed and delivered
in the presence of:

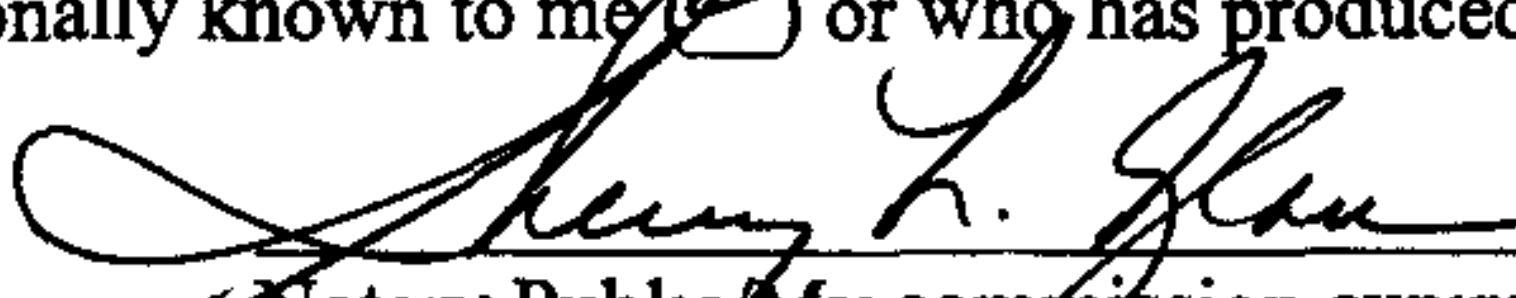

Printed Name EUGENE J. GEORGE
Witness


Printed Name Sherry L. Glau
Witness


James R. Herrli

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9 day of August, 2001, by James R. Herrli, a married man, who is personally known to me ☒ or who has produced ☐ as identification


Notary Public/My commission expires:

