

RECORDED IN OFFICIAL RECORDS  
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2002 FEB 01 06:00 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#132558

Doc Stamp-Deed: 5,670.00

This instrument prepared by  
and return to  
Michael Hric, Esq.  
2801 Fruitville Road, Suite 100  
Sarasota, Florida 34237-5301

**TRUSTEE'S DEED**



KNOW ALL MEN BY THESE PRESENTS, that JACK LEROY MILLER, as Trustee under THE RUTH LAUREN MILLER TRUST, dated January 1, 1988, (GRANTOR), acting in pursuance and by virtue of the power in it vested by a deed or deeds to RUTH LAUREN MILLER, as Trustee, dated July 29, 1994, RUTH L MILLER, as Trustee, dated January 1, 1988 and JACK LEROY MILLER, as First Successor Trustee dated September 15, 1994, and in consideration of Ten Dollars and No/100 (\$10 00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has remised, released and conveyed and does remise, release and convey to NELSON D and DEBORAH A BLANK, husband and wife, whose mailing address is 134 Bosphorus Avenue, Tampa, Florida 33606, (GRANTEE) all that piece or parcel of land situate in the County of Sarasota, State of Florida, and as described as follows

See Exhibit A attached hereto

**NOTE TO PROPERTY APPRAISER:** The Property Appraiser's Parcel ID# is 46534.0000

GRANTOR hereby warrants and represents that, (1) GRANTOR, nor any beneficiary of GRANTOR, resides on the above-described property nor any contiguous property on the date of this conveyance, and (2) the said property does not constitute homestead property of the GRANTOR nor does any contiguous property constitute homestead property of the GRANTOR nor any beneficiary of GRANTOR, on the date of this conveyance

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

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the year 2002

And GRANTOR hereby covenants 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 GRANTEE 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, JACK LEROY MILLER, as Trustee, as *jm* aforesaid here sets his hand and seal this 31<sup>st</sup> day of January, 2002

Signed, sealed and delivered in the presence of

*[Signature]*  
(Name Written)-1st Witness

MICHAEL HALL  
(Name Printed)-1st Witness

*[Signature]*  
(Name Written)-2nd Witness

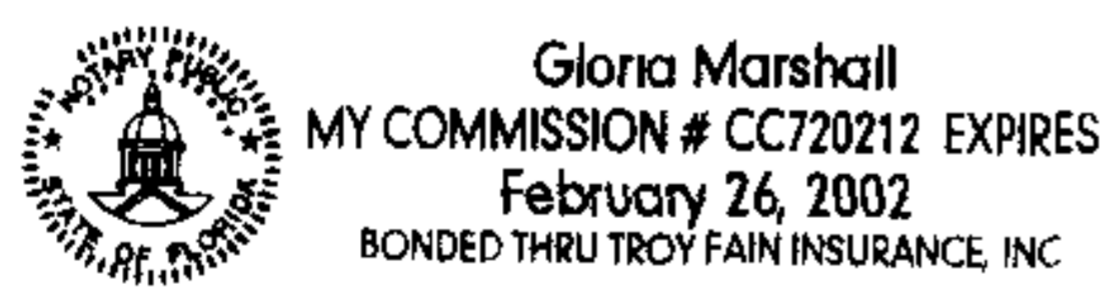
GLORIA MARSHALL  
(Name Printed)-2nd Witness

*[Signature]*  
JACK LEROY MILLER, as sole successor trustee of THE RUTH LAUREN MILLER TRUST u/a dated January 1, 1988

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY, that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared JACK LEROY MILLER, as sole successor trustee of THE RUTH LAUREN MILLER TRUST u/a dated January 1, 1988, to me personally known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same and who did not take an oath

WITNESS my hand and official seal in the County and State last aforesaid, this 31<sup>st</sup> day of JANUARY, 2002



*[Signature]*  
NOTARY PUBLIC  
GLORIA MARSHALL  
(Name of Notary printed, typed or stamped)  
My Commission Expires 02-26-02  
Commission Number CC720212

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The West ½ of Lot 20, Block A, Subdivision of the Northwest ¼ of Northwest ¼ of Section 17, Township 36 South, Range 18 East, known as C L McKAIG'S SUBDIVISION, as per Plat thereof recorded in Plat Book 4, Page 35, Public Records of Sarasota County, Florida LESS that portion taken by the State Road Department of the State of Florida for road right-of-way

Lot 19 and the East ½ of Lot 20, Block A, Subdivision of the NW ¼ of the NW ¼ of Section 17, Township 36 South, Range 18 East, Sarasota County, Florida, as per plat thereof recorded in Plat Book 4, Page 35, Public Records of Sarasota County, Florida LESS that portion of said Lot 19 taken by the State Road Department of Florida, more particularly described as follows A strip of land off the West side of said Lot 19, said strip being 29 29 feet in width along the North boundary of said Lot 19, and 30 08 feet wide along the South boundary and containing 1800 square feet, more or less

Miller/ExA.legal descrip