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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002078635 3 PGS
2002 MAY 14 05:24 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
ABIANCHI Receipt#170675

202 ✓ This instrument prepared (without examination of title)
by and return to
Gary W Peal, Esquire
Nelson ♦ Hesse
2070 Ringling Boulevard
Sarasota, Florida 34237

Doc Stamp-Deed: 0.70

Grantor's Tax ID No _____

Record 15.00
Doc Stamps .70



2002078635

DEED IN TRUST

THIS INDENTURE made and entered into this 14 day of MAY, 2002, by and between JACK W. HERITAGE, as a tenant in common as to an undivided one-half interest, whose address is 2152 Wood Street, Sarasota, Florida 34237, hereinafter called the Grantor; and JACK W. HERITAGE and DOROTHY J. HERITAGE, as Trustees U/A Dtd 3-22-02 f/b/o Jack W. Heritage, whose address is 2152 Wood Street, Sarasota, Florida 34237, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, by virtue of the power and authority to Grantor given by the Statutes of the State of Florida and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the Grantee, its heirs and assigns forever an undivided one-half interest in that certain land situate in Sarasota County, Florida, to-wit

Lot 10, LESS the Northeasterly 4 inches thereof, Block B, PLAT OF SARASOTA, as per plat thereof recorded in Plat Book A, Page 30 of the public records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record, if any, and taxes for the current year.

TOGETHER with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easement thereunto appertaining;

TO HAVE AND TO HOLD the real estate with the following powers and for the following uses and purposes

1. The Trustee is vested with full rights of ownership over the above described real estate, and Trustee is specifically granted and given the power and authority

a) To protect and conserve the real estate and improvements located thereon and to pay the taxes assessed thereon,

b) To sell the real estate, for cash or on credit, at public or private sale, to exchange the real estate for other property and to grant options to sell the property, and to determine the price and terms of sales and exchanges.

c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve the real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to the real estate or its use and to release or dedicate any interest in the real estate;

d) To borrow money and to mortgage, pledge or encumber any or all of the real estate to secure payment thereof,

e) To manage, control and operate the 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 the real estate, and in general to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes, 2000

2. The Trustee shall hold the real estate and make distributions of the real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement collateral hereto entered into by the Grantor and the Trustees on 3/22/02.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons including but not limited to grantees, mortgagees, lessee, transferees and assigns dealing with the Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the unrecorded Trust Agreement and any amendments thereto collateral hereto

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the Trust Agreement and any amendment thereto collateral hereto shall be personal property only

5. The Grantor recites that this conveyance is made in conformance with the provisions of 689.071, Florida Statutes, 2000.

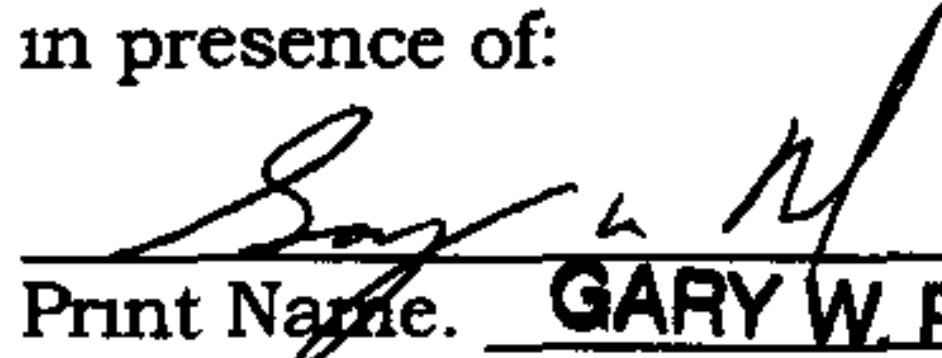
6 By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

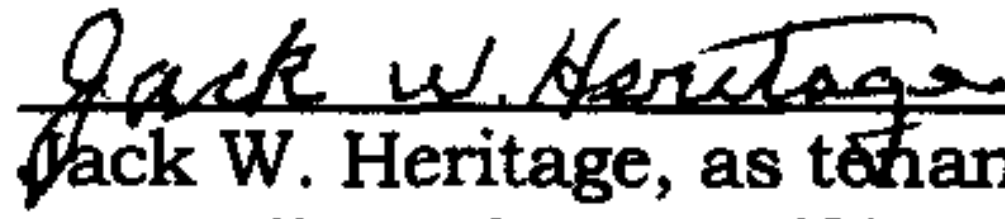
7. Every successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act or conveyance or transfer. Whenever used herein the word "Trustee" shall include the plural and specifically include "successor Trustee "

And Grantor hereby covenants with Trustee that Grantor is lawfully seized of the 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 assurances to perfect the fee simple title to the property as may hereafter be required The Grantor does hereby fully warrant the title of the property and will defend the same against lawful claims of all persons whosoever

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered
in presence of:


Print Name: GARY W. PEAL

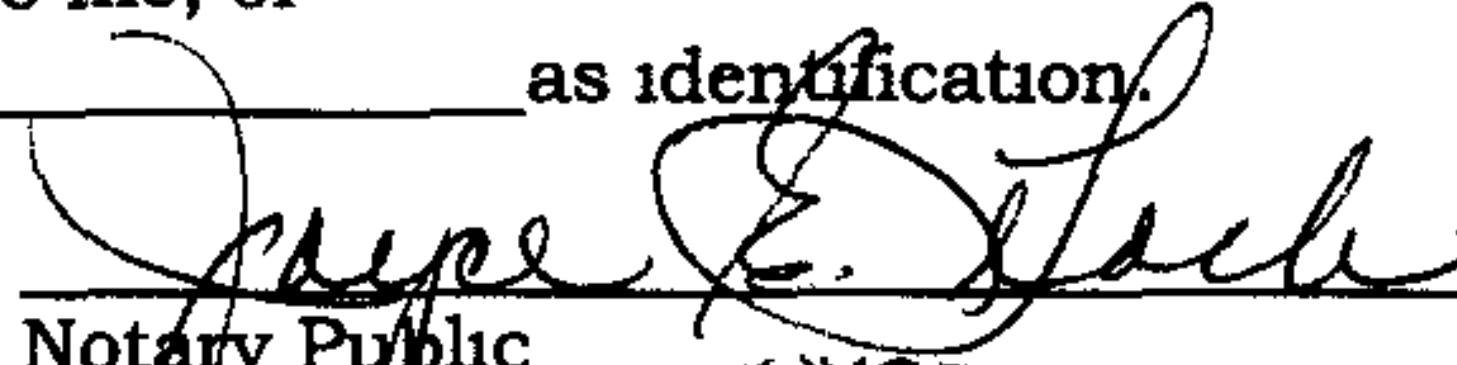

Jack W. Heritage, as tenant in common to an
undivided one-half interest


Print Name: EVELYN CARROLL

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this
5-14, 2002, by JACK W HERITAGE, as tenant in common to an
undivided one-half interest.

☒ who is personally known to me, or
☐ who has produced _____ as identification.


Notary Public
Print Name JOYCE E. LEACH
Commission No _____



Joyce E. Leach
My Comm. Exp 04-22-2003
Bonded by Service, Inc
No. CC829115
☒ Personally Known () Other I.D.