

3
400
This instrument Prepared By and Returned to
Victor G Santiago, Esquire
BARNES WALKER, Chartered
3119 Manatee Avenue West
Bradenton, FL 34205
(941) 741-8224

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002089783 3 PGS
2002 JUN 04 10:07 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RKRONENW Receipt#177757

Property Appraiser's Parcel Identification Number 0032-14-0003 and 2034-09-0010 DEED Stamp-Deed: 0.70

Grantee(s) \$ S #(s) N/A

WARRANTY DEED



THIS WARRANTY DEED, made April 25th, 2002 between MARVIN GROSSMAN, individually, and MARVIN GROSSMAN and JANE SCOGNA, n/k/a JANE GROSSMAN, Husband and Wife, of 209 Peacock Lane, Holmes Beach, Florida 34217, Grantor, and MARVIN GROSSMAN, as Trustee under the MARVIN GROSSMAN TRUST dated March 1, 2002, Grantee, whose post office address is 209 Peacock Lane, Holmes Beach, Florida 34217 Grantor and Grantee addresses are the same

THE Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to said Grantee and Grantee's successors, and assigns forever the following described land situated in Manatee County, Florida, to wit:

Parcel 1

Lot 589, KENSINGTON PARK, Unit 5, according to the Plat thereof, as recorded in Plat Book 11, Pages 9 and 9A, of the Public Records of Sarasota County, Florida

Parcel 2

Lot 13 and the East 1/2 of Lot 15, Block E, ALHAMBRA COURT, according to the Plat thereof, as recorded in Plat Book 1, Page 111, of the Public Records of Sarasota County, Florida.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever Where used herein the terms Grantor, Grantee and Trustee shall be construed as singular or plural as the context requires.

MARVIN GROSSMAN, as Trustee, acting alone shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed

Upon the death, disability, resignation or incapacity of MARVIN GROSSMAN then the Successor Trustee shall be the Grantor's daughter, CHARIS GROSSMAN-LOVELESS Upon the death, disability, resignation or incapacity of both MARVIN GROSSMAN and CHARIS GROSSMAN-LOVELESS then the Successor Trustee shall be the Grantor's son, MICHAEL GROSSMAN

OFFICIAL RECORDS INSTRUMENT # 2002089783 3 PGS

All Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed

The powers of the Trustee and all Successor Trustees shall extend to any and all rights which the Grantor possesses in the above described real property, any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor including homestead; and the Trustee is appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A The written resignation of the prior Trustee sworn to and acknowledged before a notary public
- B A certified death certificate of the prior Trustee
- C The order of a court of competent jurisdiction adjudicating the prior Trustee incompetent, or removing said Trustee for any reason
- D. The written certificates of a physician currently practicing medicine that the Trustee is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of Trustee
- E. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by Grantor sworn to and acknowledged before a notary public, this right being reserved to Grantor, MARVIN GROSSMAN

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2002 and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay

OFFICIAL RECORDS INSTRUMENT # 2002089783 3 PGS

EXECUTED this 25th day of April, 2002.

Signed, sealed, and delivered
In the presence of

Faith M Test

MARVIN GROSSMAN
MARVIN GROSSMAN

Faith M Test
Print Name

Elizabeth A. Smith

Elizabeth A. Smith
Print Name

JANE GROSSMAN

JANE SCOGNA, n/k/a JANE GROSSMAN
JANE SCOGNA, n/k/a JANE GROSSMAN

Faith M Test
Faith M Test

Print Name
Elizabeth A. Smith

Elizabeth A. Smith
Print Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 25th day of April, 2002 by MARVIN GROSSMAN and JANE SCOGNA, n/k/a JANE GROSSMAN, ☒ who are personally known to me or ☐ who have produced the following as identification _____ and who did not take an oath



Elizabeth A. Smith
NOTARY PUBLIC

My Commission Expires

N B This deed has been prepared at the Grantor's request without examination or legal opinion of title