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2003 FEB 27 05:58 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
KRICE Receipt#283787  
Doc Stamp-Deed: 735.00

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This Instrument Prepared By:  
Paul D. Beitlich 32269-56465  
ICARD, MERRILL, CULLIS, TIMM,  
FUREN & GINSBURG, P.A.  
2033 Main Street Suite 500  
Sarasota, Florida 34237

TRUSTEE'S DEED

GRANTOR: MABEL C. SIMMONS, as Successor Trustee U/A/D October 10, 1973, under authority conferred in O. R. Book 1025, Page 1819, and as Successor Trustee U/A/D October 10, 1973, under authority conferred in Official Record Book 1025, Page 1824, all of the Public Records of Sarasota County, Florida, and Individually

Grantor's Address: 233 Avant Av., Sarasota, FL 34232

GRANTEE: 3A, L.L.C., an Indiana Limited Liability Company

Grantee's Address: 211 S. Walnut St., Muncie, IN 47305

GRANTEE'S SOCIAL SECURITY NUMBER:

PARCEL ID NUMBER: 0045-02-0001 and 0045-01-0004

Grantor, for and in consideration of the sum of \$10.00, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, to-wit:

ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN THE FOLLOWING:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor certifies that the lands described herein do not constitute nor are they contiguous to her homestead, her homestead address being: 233 Avant Av., Sarasota, FL 34232

SUBJECT to taxes for the year 2003 and subsequent years.

SUBJECT to all zoning and other governmental regulations, reservations, restrictions and easements of record.

Grantor certifies that the Trust Agreements referred to herein remain in full force and effect and have not been terminated, revoked or modified.

Grantor covenants with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.

Dated: Jan. 29, 2003

Witness

Witness

Mabel C. Simmons  
MABEL C. SIMMONS, as Successor  
Trustee as aforesaid and Individually

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on 1-29, 2003, by MABEL C. SIMMONS, as Successor Trustee, and individually, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Paul D. Beitlich  
NOTARY PUBLIC



PAUL D. BEITLICH  
MY COMMISSION # DD 170826  
EXPIRES: January 31, 2007  
Bonded Thru Budget Notary Services

**EXHIBIT "A"**

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FRUITVILLE ROAD (PUBLIC R/W, WIDTH VARIES) FOR A POINT OF BEGINNING; THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FRUITVILLE ROAD, A DISTANCE OF 50.00 FEET, TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1025, PAGE 1819, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.00° 33'19"E., ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 200.01 FEET, TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE EAST, LEAVING SAID WEST LINE, A DISTANCE OF 138.31 FEET; THENCE N.00° 56'51"W., 100.79 FEET, TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2943, PAGE 579, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.89° 20'42"W., ALONG SAID SOUTH LINE, A DISTANCE OF 62.49 FEET, TO THE WEST LINE OF SAID DESCRIBED LANDS; THENCE N.00° 37'39"W., ALONG SAID WEST LINE, A DISTANCE OF 99.94 FEET, TO SAID SOUTH RIGHT-OF-WAY LINE OF FRUITVILLE ROAD; THENCE WEST, ALONG SAID RIGHT-OF-WAY LINE, 25.00 FEET, TO THE POINT OF BEGINNING.