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INSTRUMENT # 2004018293 3 PGS
2004 FEB 02 12:37 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#430027

This instrument prepared by:
THOMAS C. TYLER, JR., P.A.
LAW OFFICES OF BETTERTON & TYLER
981 Ridgewood Avenue, Ste. 104
Venice, Florida 34285

THIS INSTRUMENT PREPARED
WITHOUT TITLE EXAMINATION

Doc Stamp-Deed: 0.70

Parcel ID NO. 0408-09-0071
Grantee's Soc. Sec No.



DEED TO TRUST WITH RESERVATION OF LIFE ESTATE

THIS DEED, made this 23rd day of January, 2004, by PHILLIP A. CLIPSE, a single man, hereinafter referred to as Grantor, and PHILLIP A. CLIPSE, as Trustee under the PHILLIP A. CLIPSE Revocable Living Trust dated January 23, 2004, whose address is 259 Seaboard Ave., Venice, Florida 34292, hereinafter referred to as Trustee.

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

The South 50 feet of Lot 5, Block 209-B, Replat of Blocks 206 and 208, Englewood Section of Venice, according to the map or plat thereof recorded in plat book 2, page 217, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2004 and thereafter.

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

TO HAVE AND TO HOLD said real estate with the following power 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 to protect, conserve, sell, lease, encumber, manage and dispose of the above described real property.

2. The written acceptance of the Successor Trustee among the public records in the county where the real property described above is located, together with evidence of PHILLIP A. CLIPSE'S death, disability, or resignation, shall be deemed conclusive proof that the Successor Trustee provisions of the aforesaid Trust have been complied with. Evidence of PHILLIP A. CLIPSE'S death shall consist of a certified copy of the death certificate. Evidence of his disability shall consist of a licensed physician's affidavit establishing that he is incapable of performing his duties as Trustee of the aforesaid Trust. Evidence of PHILLIP A. CLIPSE'S resignation shall consist

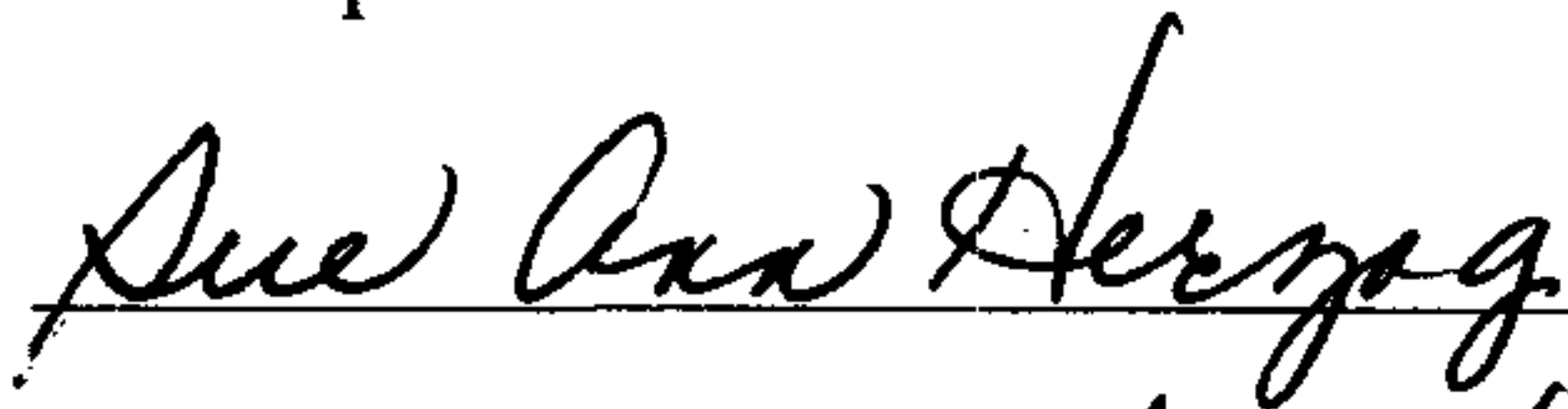
of a resignation, duly executed and acknowledged. The Successor Trustee shall have the same powers granted PHILLIP A. CLIPSE, the original Trustee, as set forth herein, and evidence of a Successor Trustee's death, disability, or resignation shall be the same as set forth above for the Trustee. The Successor Trustee is KEVIN L. CLIPSE, and the Second Successor Trustee is JERROLD L. CLIPSE.

3. This conveyance is subject to the reservation by Grantor of a life estate.
4. 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.
5. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.071.
6. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this instrument.

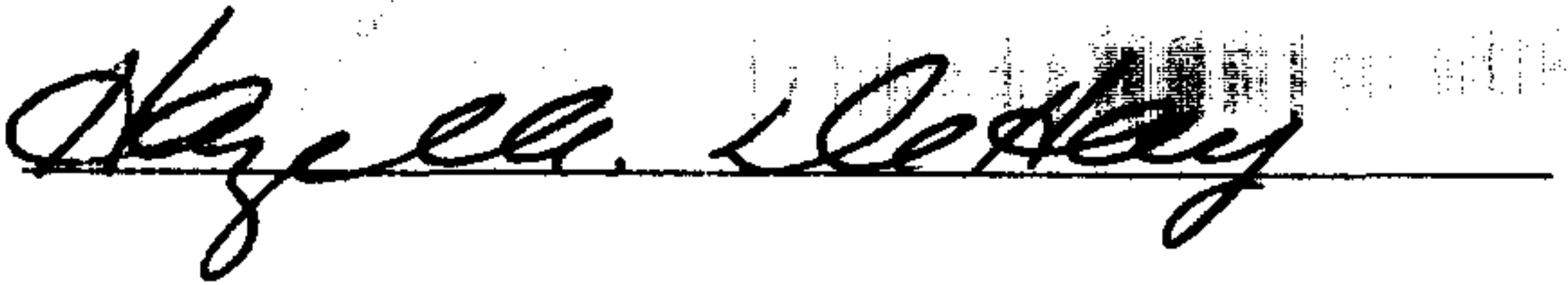
And Grantor hereby covenants with Trustee that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other 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, I have hereunto set my hand and seal the 23rd day of January, 2004.

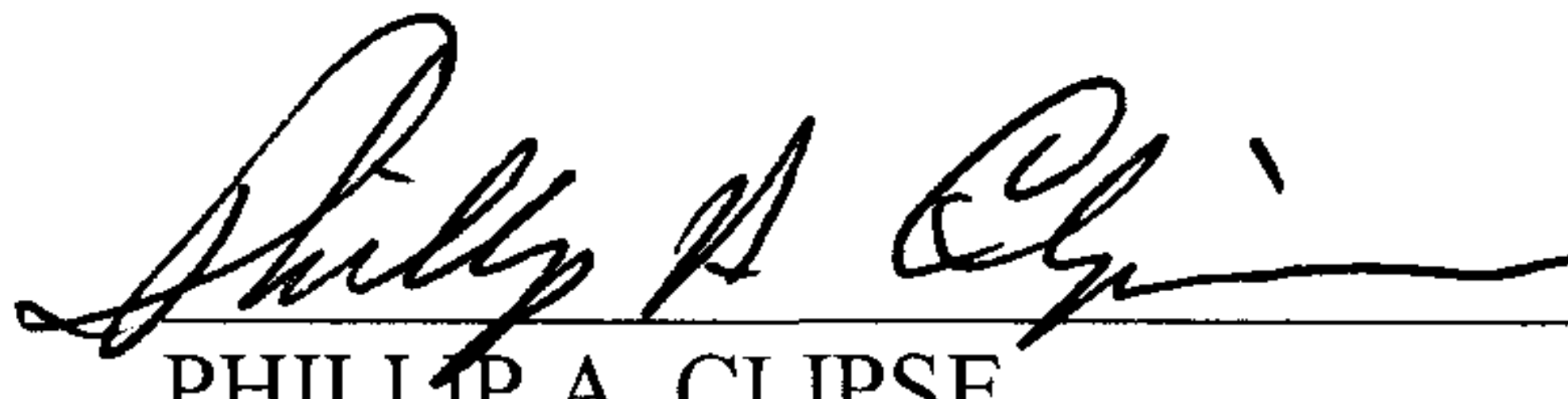
Signed, sealed and delivered
in the presence of:



Printed Name: SUE ANN HERZOG



Printed Name: Hazel A. De Hay



(SEAL)

PHILLIP A. CLIPSE
259 Seaboard Ave.
Venice, Florida 34292

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STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 23rd day of January, 2004, by Phillip A. Clipse, a single man, who is personally known to me or who has produced _____ as identification.



Notary Public

(Seal)

My Commission Expires: