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INSTRUMENT # 2004093368 3 PGS
2004 MAY 14 04:58 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#475147

This Instrument Prepared
Without Examination of Title
By: H. GREG LEE, ESQUIRE
2014 Fourth Street
Sarasota, Florida 34237

Doc Stamp-Deed: 0.70



PARCEL #: 0429-05-2001
0429-05-2002
0429-05-2004 W A R R A N T Y D E E D

THIS INDENTURE, made this 11 day of May,
2004, by and between ROBERT A. NUZUM and JANE J. NUZUM, husband and wife,
hereinafter referred to as Grantor, whose address is: 749 Eagle Point,
Venice, Florida 34285; and JANE J. NUZUM, whose address is: same as
above, as Trustee under Revocable Trust Agreement dated March 23, 1993,
under the terms of which ROBERT A. NUZUM is the designated successor
Trustee.

WITNESSETH, Grantor, in consideration of love and affection does
hereby grant, bargain and convey to Trustee, the following described
property situated in Sarasota County, Florida, to-wit:

Units A, B, and D of RIVIERA MEDICAL PARK, a
condominium according to the Declaration of
Condominium recorded in Official Records
Book 2189, Pages 2161 through 2213, inclu-
sive, and as per plat thereof recorded in
Condominium Book 28, Pages 32-32A, of the
Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and
easements of record and taxes for 2004 and
subsequent years.

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

TO HAVE AND TO HOLD said real estate with the following powers
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:

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

(b) To sell said real estate, for cash or
on credit, at public or private sale, to
exchange said real estate for other property
and to grant options to sell said property,

and to determine the price and terms of sales, exchanges and options;

(c) To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

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

(e) To manage, control, operate and dispose of said 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 said real estate.

2. Rights of ownership over the above described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.

3. 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.

4. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.071.

5. 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, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESS:-

Marilyn Scott
MARILYN SCOTT
H. Greg Lee
H. GREG LEE

Robert A. Nuzum (SEAL)
ROBERT A. NUZUM

Marilyn Scott
MARILYN SCOTT
H. Greg Lee
H. GREG LEE

Jane J. Nuzum (SEAL)
JANE J. NUZUM

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 11 day of May, 2004 by ROBERT A. NUZUM and JANE J. NUZUM, who are personally known to me or who have DRIVERS LICENSE as identification and who did take an oath.

H. Greg Lee
NOTARY PUBLIC

Commission Number:
My Commission Expires:



H. Greg Lee
MY COMMISSION # DD173271 EXPIRES
January 19, 2007
BONDED THRU TROY FAIN INSURANCE, INC.