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WARRANTY DEED TO TRUSTEE PURSUANT TO
SECTION 689.071, FLORIDA STATUTES



THIS INDENTURE WITNESSETH, That the Grantor WILLIAM S. SWANSON, a married man, whose address is 1080 Enterprise Court, Nokomis, Florida 34275, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto WILLIAM S. SWANSON, as Trustee under agreement dated April 29, 1998, whose address is 1080 Enterprise Court, Nokomis, Florida 34275, the following described real estate in the County of Sarasota, State of Florida, to-wit:

A parcel of land lying and being in Section 28, Township 38 South, Range 19 East, Sarasota County, Florida, and being a port of Lots 6-A and 6-B, according to the plat of Laurel Interchange Business Center as recorded in Plat Book 37, pages 16 to 16-B, of the Public Records of Sarasota County, Florida, and being more particularly described as follows: Commence at the Southwest corner of said Lot 6-B; thence N. 00 degrees 42'41" E., along the westerly line of said lot 6-B, a distance of 123.31 feet to the point of beginning; thence N. 00 degrees 42'41"E., along the westerly line of said Lot 6-B and the said Lot 6-A, a distance of 271.00 feet; thence S. 89 degrees 17'19"E, a distance of 270.00 feet to the intersection with a line that is 50.00 feet westerly of and parallel with the easterly line of said Lot 6-A; thence S. 00 degrees 41'41" W., along said line, a distance of 77.53 feet to a point on the westerly line of Enterprise Court as shown on said plat to a point on a curve to the left, having a radius of 60.00 feet, a central angle of 48 degrees 54'25", a chord bearing of S. 24 degrees 27'13" W. and a chord length of 49.67 feet; thence along the arc of said curve an arc length of 51.22 feet to the end of said curve; thence S. 00 degrees 42'41" W, along the westerly line of Enterprise Court and the easterly line of said Lot 6-B, a distance of 148.00 feet; thence N 89°17'19" W., a distance of 250.00 feet to the point of beginning.

(For Information Only: Property Appraiser's Parcel I.D. Number is 0378-01-0010).

The Grantor herein covenants that the property is not his homestead, nor is it contiguous thereto.

SUBJECT to taxes for 2005 and subsequent years, restrictions, reservations and easements of record.

TO HAVE AND TO HOLD the said premises with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber, and otherwise manage and dispose of said premises or any part thereof, to dedicate parks, streets, highways, or alleys, and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge, or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence inpraesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof, the trust created by this Indenture and by said Trust Agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this Indenture and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal, or equitable, in or to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever.

In the event of the death, disability, or resignation or removal of WILLIAM S. SWANSON as Trustee as aforesaid, prior to the designation by him of a successor trustee and appropriate assignment, conveyance, or other instrument of transfer of property described herein, or other interest held by him as Trustee under this instrument to said successor, then LOIS D. SWANSON shall automatically become the successor with all rights, powers, authorities, and duties herein set forth. The successor trustee designated herein may be changed by written instrument filed of record in the Public Records of Sarasota, Florida, executed by the original or any successor trustee alone.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this 13th day of June, 2005.

Signed, sealed, and delivered
in the presence of:

Sign [Signature]
Print Jeffrey McLaughlin

[Signature]
WILLIAM S. SWANSON

Sign [Signature]
Print Christina U. Kar

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, a Notary Public, duly authorized in the State and County aforesaid to take acknowledgments, personally appeared WILLIAM S. SWANSON who is personally known to me or who produced _____ as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State named above, this 13th day of June, 2005.



Notary Public [Signature]
Print Kelli P. Helms
My Commission Expires: 3/27/09

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY.