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INSTRUMENT # 2006095370 3 PGS

2006 MAY 22 05:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CBURN Receipt#788425

Doc Stamp-Deed: 0.70

This Instrument Prepared By:
B. Michael Bachman, Jr., Esquire
✓ Abel Band, Chartered
P.O. Box 49948
Sarasota, FL 34230-6948

This deed prepared without the
benefit of title examination.



This Deed represents a conveyance of unencumbered property into a trust where the beneficial interest in the trust is identical to the ownership interest of the Grantor set forth herein, and no consideration is being given therefor, and therefore, pursuant to F.A.C. 12B-4.013, only nominal documentary stamp tax is being affixed hereto.

WARRANTY DEED TO TRUSTEE

This Warranty Deed to Trustee is made by Susan Kay DeFrances a/k/a Susan K. DeFrances a/k/a Susan K. DeFrancis, a single woman ("Grantor"), to Susan Kay DeFrances, as Trustee of the Susan Kay DeFrances Revocable Trust under Agreement dated March 1, 2006, with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.071(1), whose post office address is 7326 Captain Kidd Avenue, Sarasota, FL ("Grantee"). 34231

WITNESSETH:

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys to Grantee the following described property in Sarasota County, Florida:

See Exhibit "A" attached hereto.

The Property Appraiser's Parcel Identification Number of the above described real property is 0109080006 and 2027160057.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

15799-1KB
Return to: Abel, Band, et al

The Trustee for the Susan Kay DeFrances Revocable Trust under Agreement dated March 1, 2006 (the "Trust"), has authority to grant a right of possession sufficient for homestead exemption to the beneficiaries of the Trust ("Beneficiary") according to Florida Statute §196.041, and Trustee hereby grants to Beneficiary said right of possession and such interest is in effect according to the terms of the Trust.

Executed on the 16 day of May 2006.

WITNESSES:

Debra J. Hitchcock
Print Name Debra J. Hitchcock

Mary E. Hayes
Print Name Mary E. Hayes

Susan Kay DeFrances
Susan Kay DeFrances a/k/a Susan K.
Defrances a/k/a Susan K. DeFrancis
Address: 7326 Captain Kidd Avenue
Sarasota, Florida 34231

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 16 day of May, 2006, by Susan Kay DeFrances a/k/a Susan K. Defrances a/k/a Susan K. DeFrancis.

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ✓ (OR) Produced Identification _____
Type of identification produced _____

(BMB\15799-1)

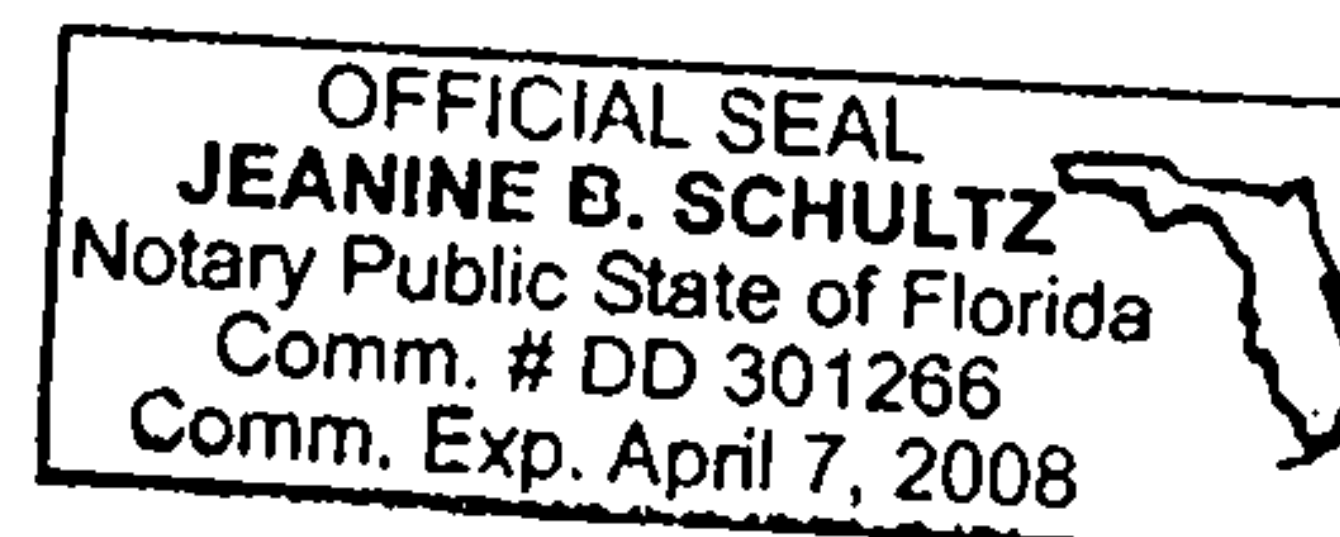


Exhibit "A"

Parcel I

A tract of land lying South of Buccaneer Drive, North of Matheny Creek, East of Lot 1 of Buccaneer Bay Subdivision and West of Tamiami Trail, as per plat thereof recorded in Plat Book 24, Page 36, of the Public Records of Sarasota County, Florida.

Parcel II

Lot 4, Apartment Place, as per plat thereof recorded in Plat Book 2, Page 40, of Public Records of Sarasota County, Florida, ALSO North 50 ft. of South 153.5 ft. of Lot 14, Block "C", Plat of Sarasota, as per plat thereof recorded in Plat Book 1, Page 166, Public Records of Sarasota County, Florida, ALSO: A part of Lots 15, 16, 17, 18 and 19, Block "D", Washington Park, as per plat thereof recorded in Plat Book 1, Page 152, of the Public Records of Sarasota County, Florida, described as follows: Begin at the Northwest corner of Lot 15; thence South along West Line of Block "D", 125 ft. to the Southwest corner of Lot 19; thence East along the South line of Lot 19, 3 ft.; thence Northwesterly 125.04 ft. to the Point of Beginning. LESS that portion of the West 10 ft. thereof over which easements have been given to the City of Sarasota for the purpose of widening Osprey Avenue.