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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

KONESS Receipt#1081738

Doc Stamp-Deed: 0.70

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✓ This instrument prepared by and
return after recording to:
✓ W. GRADY HUIE, ESQUIRE
143 East Miami Avenue
Venice, Florida 34285
(941) 488-8551



DEED TO TRUST

THIS DEED, made August 20, 2008, by RUSSELL SMITH, a married man, hereinafter referred to as Grantor, and RUSSELL SMITH and ROBERTA J. SMITH, as Co-Trustees, under Agreement dated August 20, 2008, hereinafter referred to as Co-Trustees, whose address is 926 Chickadee Dr., Venice, FL 34285.

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

Lot 26, Block 1657, THIRTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision according to the plat thereof recorded in Plat Book 15, Pages 17A through 17N, of the Public Records of Sarasota County, Florida.

PARCEL I.D. NO. 1118-16-5726

The property described above does not constitute the homestead of the Grantor nor is it contiguous thereto.

The purpose of this Deed is to convey the property for Estate Planning Purposes and not pursuant to a sale; therefore no documentary stamp tax is due.

This deed hereby confers on the trustee the powers and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed. This document is created pursuant to Section 689.07(1), Florida Statutes.

This instrument was prepared at the Grantor's request, from unverified information supplied by the Grantor, without examination or legal opinion of title.

This deed given for nominal consideration and without title search.

TOGETHER with all appurtenances, privileges, rights, interests, reversion, remainder 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 Co-Trustees are vested with full rights of ownership over the above described real estate and are 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, exchange 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. The Grantor recite that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.071.

3. By acceptance of this conveyance, the Co-Trustees covenant and agree to do and perform the duties, acts and requirements of this instrument.

And Grantor hereby covenant with Co-Trustees 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 quiet, enjoyment thereof; that the Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this day, August 20, 2008.

WITNESS
Judy E Painchaud


RUSSELL SMITH,
GRANTOR


WITNESS
W. GRADY HUIE ESQUIRE
STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing Deed to Trust was sworn and subscribed before me on August 20, 2008, by RUSSELL SMITH, who is personally known to me or who have produced DL as identification and who did take an oath.



Notary Public-State of Florida

My Commission Expires: SEAL

