

Qpc. - \$ 18.70  
Rec. \$ 18.50  
\$ 19.20 1.00 Indepng

Let ✓ This instrument prepared by:  
SKIP BERG, ESQ.  
LAW OFFICES OF BERG & DOUGLASS  
1872 Tamiami Trail S., Suite D  
Venice, Florida 34293

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2009065471 2 PGS

2009 JUN 01 01:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

DDAUGHER Receipt#1168745

Doc Stamp-Deed: 0.70

THIS INSTRUMENT PREPARED  
WITHOUT TITLE EXAMINATION

Parcel ID No. 0412-14-0002



### DEED TO TRUST WITH RESERVATION OF LIFE ESTATE

THIS DEED, made this 30 day of April, 2009, by JOHN N. BAILEY a/k/a JOHN M. BAILEY, unmarried widower of MAXINE J. BAILEY, whose address is 209 Bailey Road, Venice, Florida 34292, hereinafter referred to as Grantor, and JOHN N. BAILEY, as Trustee, under the JOHN N. BAILEY Revocable Living Trust dated April 30, 2009, whose address is 209 Bailey Road, 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 situate in Sarasota County, Florida:

TRACT 31, Unrecorded plat of KENT ACRES, more particularly described as: The West 495 feet of the East 3498 feet of the East 3/4th of that part of Section 9, Township 39 South, Range 19 East, lying South of the existing r/w of Venice Avenue, East; LESS the North 1646 feet thereof. The North 15 feet thereof being reserved as an easement for ingress and egress. Same being 5.56 acres, more or less.

Subject to taxes for 2009 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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:

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

(b) To sell and convey 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. 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 JOHN N. BAILEY'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 JOHN N. BAILEY'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 JOHN N. BAILEY is incapable of performing his duties as Trustee of the aforesaid Trust. Evidence of JOHN N. BAILEY's resignation shall consist of a resignation, duly executed and acknowledged. The Successor Trustee shall have the same powers granted JOHN N. BAILEY, 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. JOHN N. BAILEY, III and KENNETH W. TUTTLE are Successor Co-Trustees of the aforesaid Trust.

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 30 day of April, 2009.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Printed Name: SKIP BERG

*John N. Bailey*  
JOHN N. BAILEY a/ka/ JOHN M. BAILEY

*[Signature]*  
Printed Name: KENNETH TUTTLE

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30 day of April, 2009, by JOHN N. BAILEY a/k/a JOHN M. BAILEY, unmarried widower of MAXINE J. BAILEY, who ☒ is personally known to me or who ☐ has produced \_\_\_\_\_ as identification.

*[Signature]*  
Notary Public

My Commission Expires:

