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INSTRUMENT # 2014003376 3 PGS
2014 JAN 10 08:51 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
JOLSON Receipt#1700338
Doc Stamp-Deed: 4,900.00

Prepared by and return to:

Law Office of Andrew W. Rosin, P.A.
1966 Hillview Street
Sarasota, FL 34239
941-359-2604

This Instrument was prepared without title examination

Consideration: \$700,000.00

Recording: \$35.50

Doc Stamps: \$4,900.00



[Space Above This Line For Recording Data]

Trustee's Deed

THIS INDENTURE made this 8 day of January, 2014, by and between Richard A.A. Martin, III, Successor Trustee of the Richard A.A. Martin Revocable Trust Agreement dated September 16, 1988, as amended and Andrew W. Rosin, Successor Trustee of the Richard A.A. Martin Revocable Trust Agreement dated September 16, 1988, as amended whose post office address is 1606 Tudor Lane, South Bend, Indiana 46614, hereinafter called the Grantor; and Jane B. Nelson, as Trustee U/A Dtd 3-13-03, whose post office address is 5225 Hidden Harbor Road, Sarasota, Florida 34242-1426, hereinafter called the Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, by virtue of the power and authority to Grantor given by the Statutes of the State of Florida and 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, does grant, bargain, sell and convey to the Grantee, its heirs and assigns forever that certain land situate in Sarasota County, Florida, to-wit:

An undivided one-half interest in the following described property:

Lots 1, 2, 3, 4, 13, 14, 15 and 16, Block "A" SUN HAVEN SUBDIVISION, as per plat thereof recorded in Plat Book 7, Page 88, public records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record, if any, and taxes for the current year.

Parcel Identification Number: 0101020021

The Grantor warrants that the above described property is not the Grantor's homestead as that term is defined pursuant to Article X, Section 4, Constitution of the State of Florida because neither the Grantor nor any dependents of Grantor reside on the above described real property or upon any real property contiguous thereto.

Grantors affirm that they are the only Trustees of the Trust, that they have full power and authority to convey title to the property, described herein, that there are no contrary powers contained in the Trust which would affect their ability to convey title to the Property herein and that the Trust has been in full force and effect during the period of ownership of the Property described herein.

TOGETHER, with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easement thereunto appertaining;

TO HAVE AND TO HOLD the real estate with the following powers and for the following uses and purposes:

1. The Trustee is vested with full rights of ownership over the above described real estate, and trustee is specifically granted and given the power and authority:

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

b) To sell the real estate, for cash or on credit, at public or private sale, to exchange the real estate for other property and to grant options to sell the property, and to determine the price and terms of sales and exchanges.

c) To manage, control and operate the 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 the real estate, and in general to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes, 2002.

2. The Trustee shall hold the real estate and make distributions of the real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement collateral hereto entered into by the Grantor on 9/16/88, as amended.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons including but not limited to grantees, mortgagees, lessee, transferees and assigns dealing with the Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the unrecorded Trust Agreement and any amendments thereto collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the Trust Agreement and any amendment thereto collateral hereto shall be personal property only.

5. The Grantor recites that this conveyance is made in conformance with the provisions of 689.071, Florida Statutes, 2002.

6. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

And Grantor hereby covenants with Trustee that Grantor is lawfully seized of the 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 assurances to perfect the fee simple title to the property as may hereafter be required. The Grantor does hereby fully warrant the title of the property and will defend the same against lawful claims of all persons whosoever.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

signed, sealed and delivered in our presence:

Witnesses to Richard A.A. Martin, III

Sara M. Curtis
Witness Name: Sara M. Curtis

Maggie Cooks
Witness Name: Maggie Cooks

Richard A.A. Martin III
Richard A.A. Martin, III, Successor Trustee of
the Richard A.A. Martin Revocable Trust
Agreement dated September 16, 1988, as
Amended

Witnesses to Andrew W. Rosin

Lori M. Madden
Witness name: Lori M. Madden

Clayn Dayney
Witness Name: Clayn Dayney

Andrew W. Rosin
Andrew W. Rosin, as Successor Trustee of
the Richard A.A. Martin Revocable Trust
Agreement dated September 16, 1988, as
amended.

State of Indiana
County of St. Joseph

The foregoing instrument was acknowledged before me this 7th day of January, 2014 by Richard A.A. Martin, III, Successor Trustee of the Richard A.A. Martin Revocable Trust Agreement dated September 16, 1988, as amended who are personally known or have produced a driver's license as identification.



CATHEREN DIGGIN
Notary Public
State of Indiana
My Commission Expires
March 8, 2015

Catheren Diggin
Notary Public
Printed Name: Catheren Diggin
My Commission Expires: 3-8-15

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 8 day of January, 2014 by Andrew W. Rosin, Successor Trustee of the Richard A.A. Martin Revocable Trust Agreement dated September 16, 1988, as amended, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Lori M. Madden
Notary Public
Printed Name: _____
My Commission Expires: _____