

TRUSTEE'S DEED

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014130309 2 PG(S)
October 30, 2014 01:40:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70


THIS TRUSTEE'S DEED made by **MARY P. KEELS, individually and as Co-Successor Trustee of the Charles M. Keels Trust u/a dated February 27, 2001, as amended, and SAMANTHA S. ROBINSON, as Co-Successor Trustee of the Charles M. Keels Trust u/a dated February 27, 2001, as amended,** Florida, hereinafter called Grantor, to **MARY P. KEELS and SAMANTHA S. ROBINSON, as Co-Successor Trustees of the Charles M. Keels Family Trust u/a dated February 27, 2001,** whose post office address is 31 Lands End Lane, Sarasota, FL 34242, hereinafter called Grantee:

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

WITNESSETH:

That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

The easterly 320 feet of the following described property: Begin at the NW corner of Section 6, Township 36 South, Range 18 East; thence due East along the North line of said Section 6 a distance of 1363.21 feet; thence South 0°21'30" East along the centerline of the former Seaboard Airline RR 2592.18 feet; thence South 89°50'55" East along the North line of DeSoto Road (80 feet wide) 1821.53 feet to the principal place of beginning; thence South 89°50'55" East along the said North line of DeSoto Road 800.00 feet; thence North 0°07'25" East 250.00 feet; thence North 89°50'55" West 800.00 feet; thence South 0°07'35" West 250.00 feet to the principal place of beginning and containing 4.591 acres of land, less the West 166 feet thereof, Sarasota County, Florida.

Subject to conditions, restrictions, encumbrances, easements, limitations, and reservations of record, if any, and zoning ordinances and real estate taxes for the current and subsequent years.

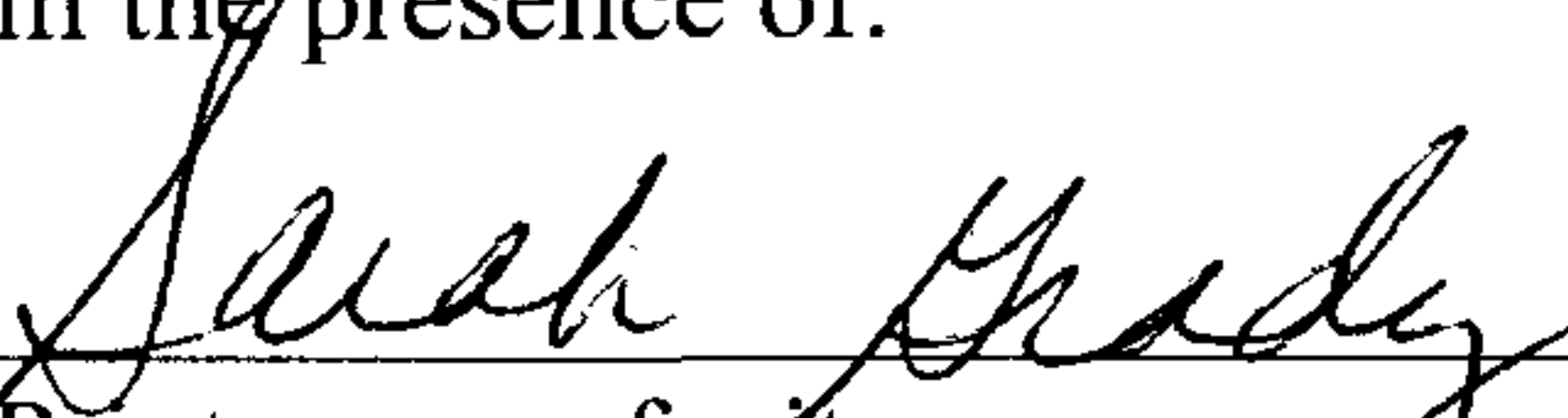
TO HAVE AND TO HOLD the said property in fee simple upon the trust and for the uses and purposes herein and in said trust agreement set forth. Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, all as set forth in Florida Statutes 689.071.


GRANTOR herein warrants that the above described property is not Grantor's homestead nor is it contiguous thereto.

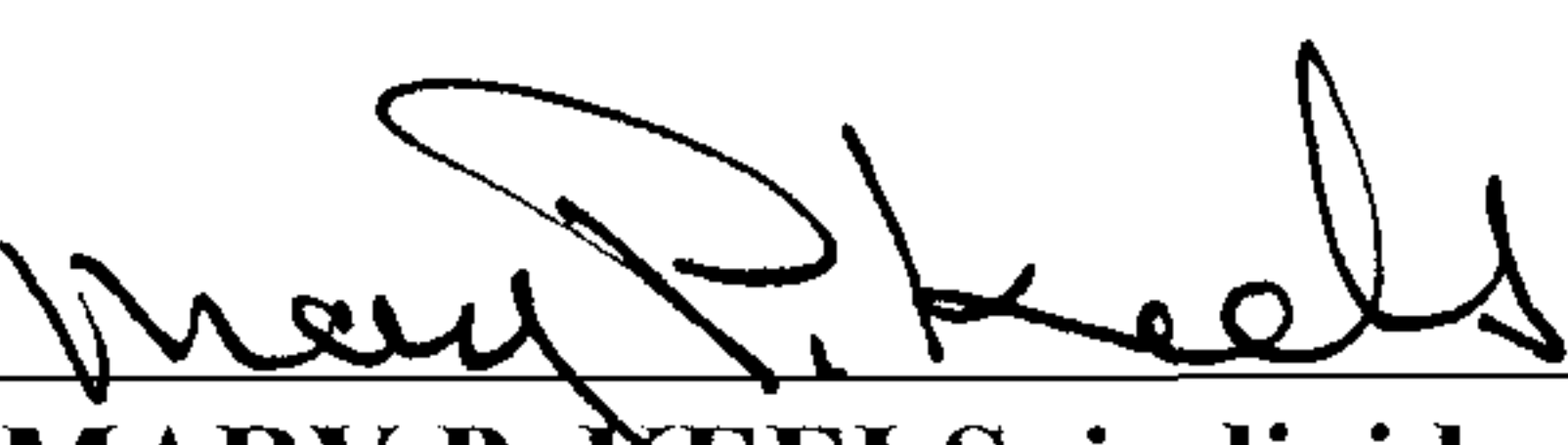
AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims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

IN WITNESS WHEREOF, Grantor signed and sealed this deed on October 9, 2014.

Signed, sealed and delivered in the presence of:


Print name of witness: **SARAH E. GRADY**


Print name of witness: **VEANNA J. CAPE**

 (SEAL)
MARY P. KEELS, individually and as Co-Successor Trustee of the Charles M. Keels Trust u/a dated February 27, 2001 as amended
31 Lands End Lane
Sarasota, FL 34242

[Signature]

Print name of witness:
Lee McGinness

[Signature]

Print name of witness:
SARAH E. GRADY

[Signature]

(SEAL)
SAMANTHA S. ROBINSON, as Co-Successor Trustee of the Charles M. Keels Trust u/a dated February 27, 2001, as amended

7207 Pine Valley Street
Bradenton, FL 34202

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this 9th day of October, 2014 before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared MARY P. KEELS, individually and as Co-Successor Trustee of the Charles M. Keels Trust u/a dated February 27, 2001, as amended, to me personally known to be the person described in and who executed the foregoing instrument, or produced _____ as identification, and who acknowledged before me that she executed the same.

[Signature]

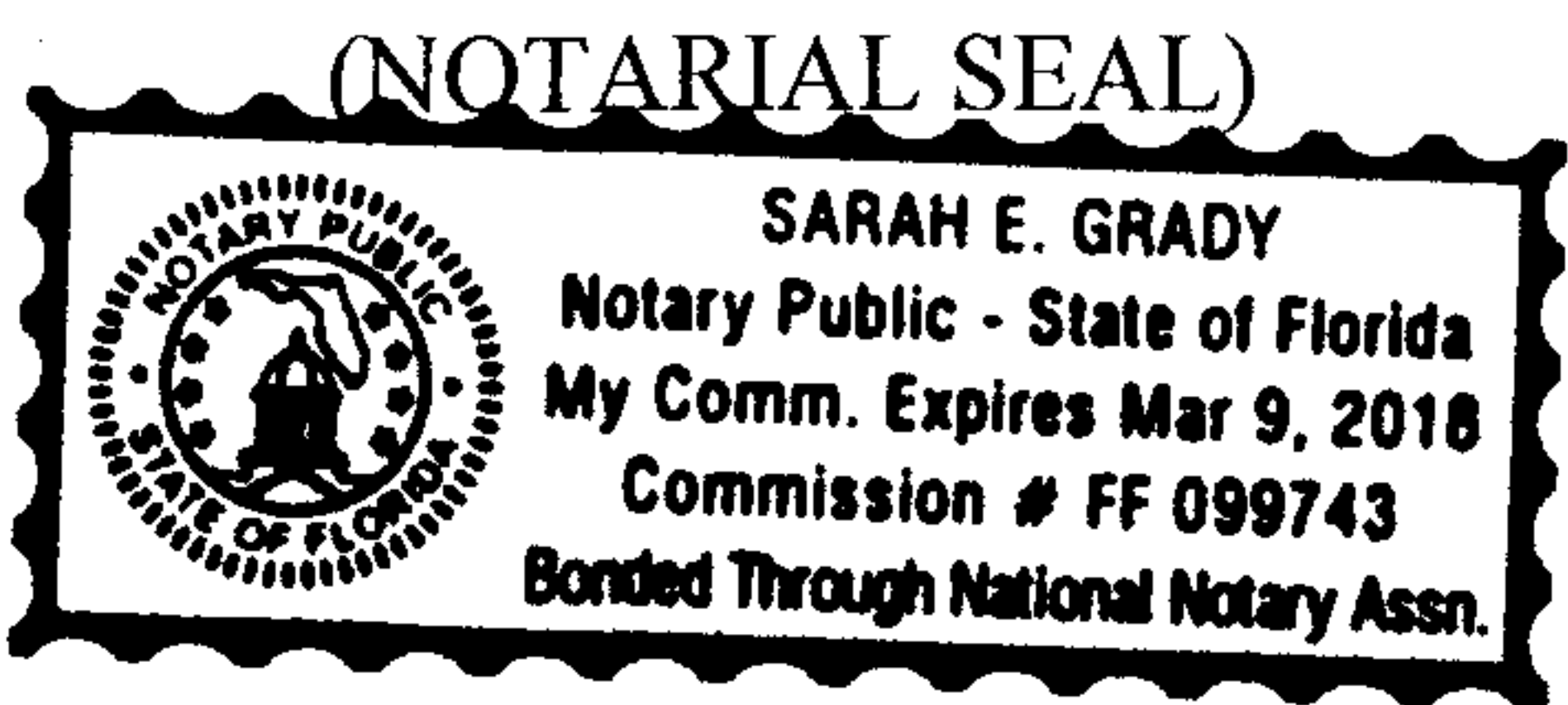
* **SARAH E. GRADY**

*(Name printed, typed or stamped)

Notary Public

My Commission Expires _____

Commission Number _____



STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this 10th day of October, 2014 before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared SAMANTHA S. ROBINSON, as Co-Successor Trustee of the Charles M. Keels Trust u/a dated February 27, 2001, as amended, to me personally known to be the person described in and who executed the foregoing instrument, or produced _____ as identification, and who acknowledged before me that she executed the same.

[Signature]

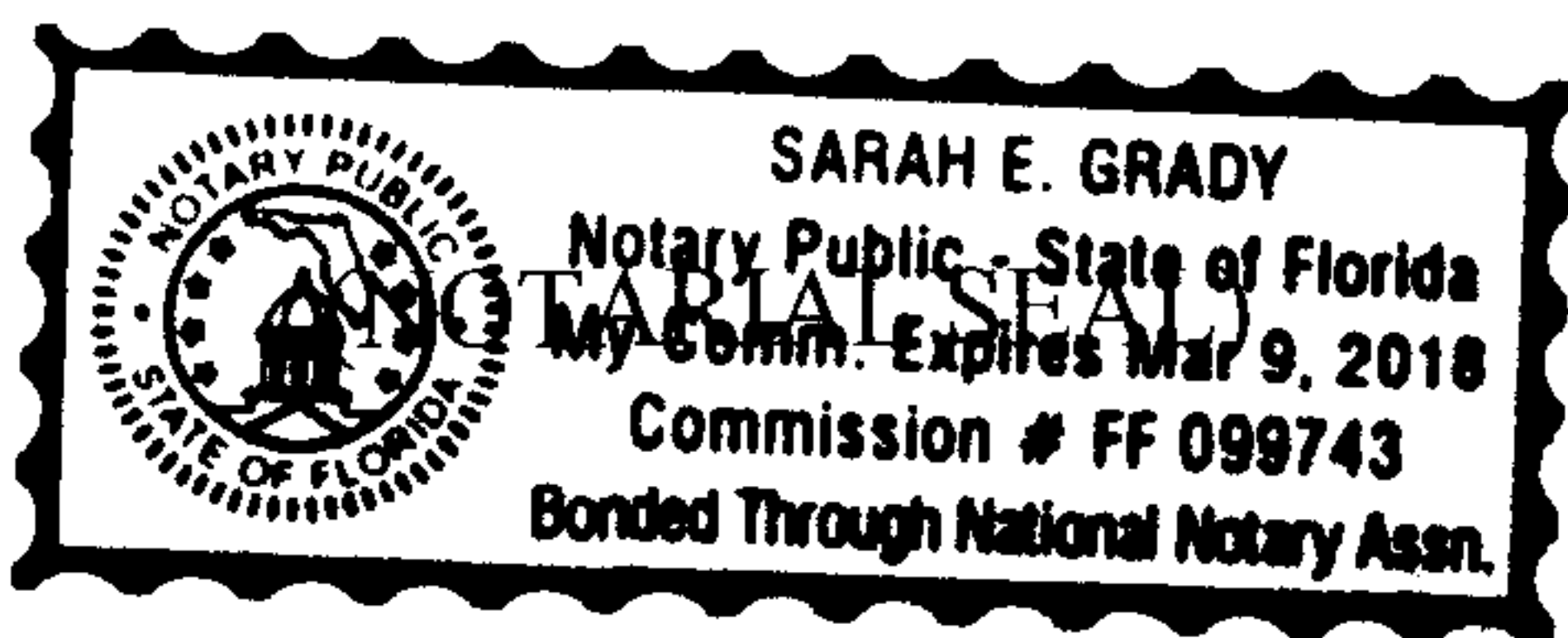
* **SARAH E. GRADY**

*(Name printed, typed or stamped)

Notary Public

My Commission Expires _____

Commission Number _____



This Deed prepared by:
W. Lee McGinness, Esquire
MacLeod, McGinness & Bowman, P.A.
1800 Second Street
Suite 971
Sarasota, Florida 34236
Phone (941) 954-8788
Fax (941) 954-5974
WITHOUT TITLE EXAMINATION

Parcel I.D. 0024-15-0006