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## TRUSTEE'S DEED

This Trustee's Deed made and executed the 28 day of July, 2017 by Gregory D. Art as Trustee, under the Barbara A. Art Revocable Trust Agreement dated February 26, 1991, whose address is 2912 26<sup>th</sup> Avenue Drive West, Bradenton, Florida 34205, hereinafter called the Grantor, to Gregory D. Art, whose address is 2912 26<sup>th</sup> Avenue Drive West, Bradenton, Florida 34205, called the Grantee:

(Wherever used herein the term 'Grantor' and 'Grantee' include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees, wherever the context so admits or requires.)

Witnesseth: That the said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantee in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted bargained, sold, conveyed and confirm unto the Grantee all that certain land situate in Sarasota County, State of Florida, to-wit:

Begin at the Northwest corner of U.S. Government Lot 1, Fractional Section 6, Township 39 South, Range 19 East; thence run South 870 feet; thence run East to the Westerly right-of-way line of the Seaboard Air Line Railway (which line is 50 feet from and parallel to the center line of existing railroad tract now in use); thence Northwesterly along said western right-of-way line to a point on the boundary line between Townships 38 and 39 South, Range 19 East; thence West along with boundary line to the Point of Beginning, LESS THE SOUTH 239 FEET THEREOF.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.


And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, and that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under the said Grantor.

In witness whereof, the Grantor has caused these present to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first written above.


Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness Signature

Jay Art  
\_\_\_\_\_  
Witness Printed Name

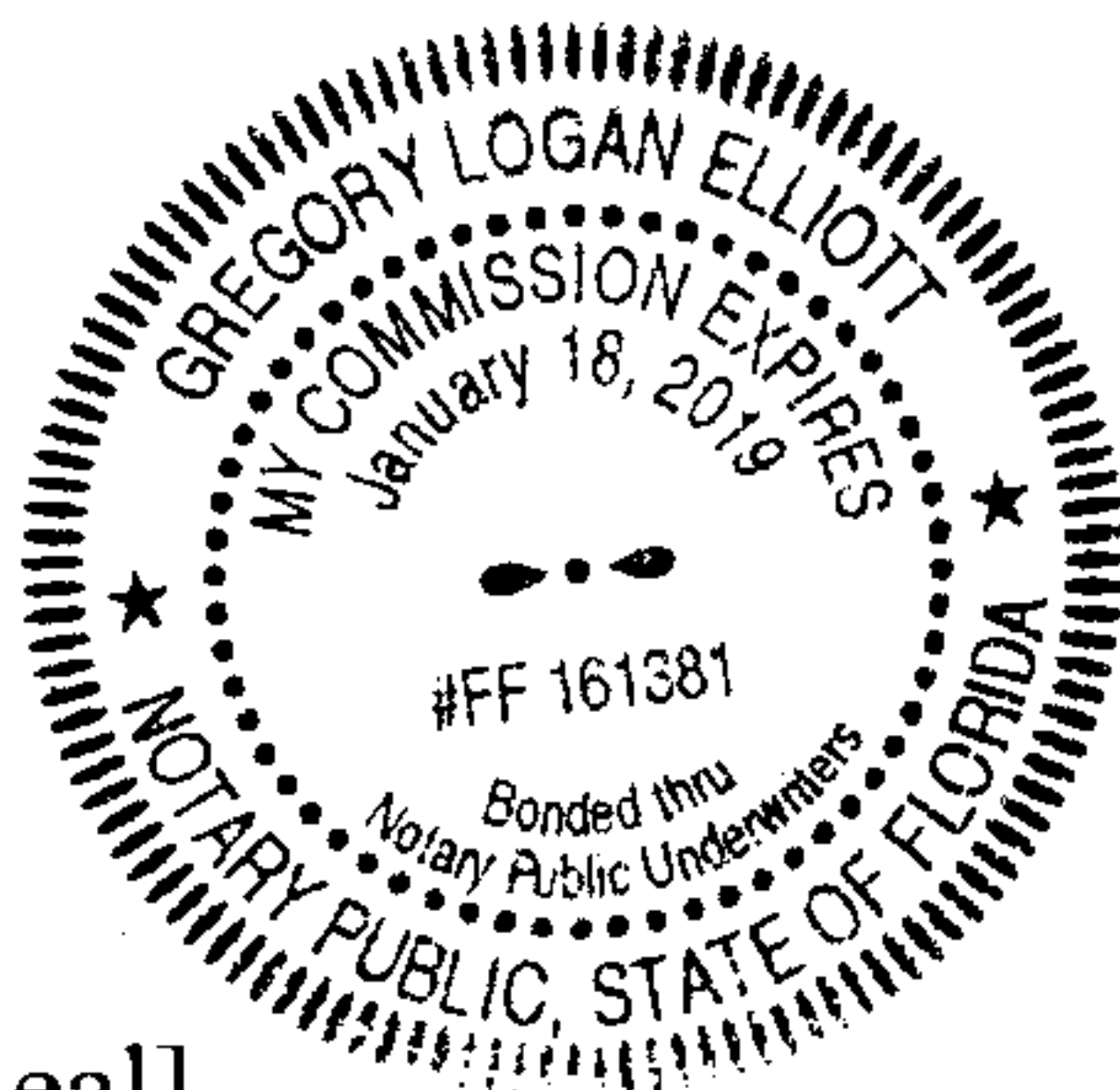
  
\_\_\_\_\_  
Witness Signature

Logan Elliott  
\_\_\_\_\_  
Witness Printed Name


  
\_\_\_\_\_  
Grantor

**STATE OF FLORIDA  
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me this 28 day of July, 2017 by the Grantor and by both witnesses who are personally known to me or who satisfactorily identified themselves to me and who did not take an oath.



[Notary Seal]

  
\_\_\_\_\_  
Notary Signature