

10/4/2017 3:04 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

Prepared by and return to:  
(without the benefit of title exam)  
Gregory S. Band, Esquire  
Band Law Group, P.L.  
One South School Ave., Suite 500  
Sarasota, Florida 34237  
File No: 4166.00001

EPN

Receipt # 2159594

Doc Stamp-Deed: \$0.70

Parcel ID #2039010105

*This is a no consideration transfer to Grantee, of unencumbered property, with no change in the beneficial interest of Grantor and therefore no documentary stamp taxes are due on the transfer.*

[Space Above This Line For Recording Data].

### Warranty Deed

This Warranty Deed made this 23 day of JUNE, 2017, between

**Barbara Werner Reynolds, a/k/a Barbara W. Johnson, a married woman, joined by her husband, Richard D. Johnson**, whose post office address is 1800 Webber Street, Sarasota, Florida 34239  
Grantor, and

**Barbara W. Johnson, as Trustee of the Barbara W. Johnson Revocable Trust dated June 23, 2017**, whose post office address is 1800 Webber Street, Sarasota, Florida 34239  
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, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Lot 1, Block "A" of Poinsettia Park Subdivision, as per plat thereof recorded in Plat Book 1, Page 143, of the Public Records of Sarasota County, Florida (a/k/a 1800 Webber Street, Sarasota, Florida 34239).

**Parcel Identification Number: 2039010105**

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.

TRUSTEE is granted full power and authority to improve, subdivide, protect, conserve, sell, convey, lease, encumber and otherwise manage and dispose of said property pursuant to Florida Statute 689.073.

IN THE EVENT Trustee shall fail or cease to serve for any reason as Trustee, then the Successor Trustee shall have the same powers granted to the original Trustee, pursuant to Florida Statute 689.073 and this Deed.

THE WRITTEN acceptance by the Successor Trustee, recorded among the Public Records in the County where the land is located together with evidence of the Trustee'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 Trustee's death shall consist of a certified copy of his or her death certificate. Evidence of any Trustee's disability shall consist of a licensed physician's affidavit establishing that he or she is incapable of performing his or her duties as a Trustee of the aforesaid Trust. Evidence of any of Trustee's resignation shall consist of a resignation, duly executed and acknowledged by him or her.

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

THE INTERESTS of the beneficiaries under said Trust is personal property. Persons dealing with Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in rights, proceeds and avails of Trust property, not in the title, legal or equitable, of said real estate. The liability of the Trustee under this deed and the trust Agreement is limited to the assets of the trust and the Trustee hereunder has no personal liability whatsoever.

TO HAVE AND TO HOLD said real estate with the following powers 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 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 ninety-nine (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. Rights of ownership over the above-described real estate and the power and authority granted and under Paragraph 1 above shall vest in any successor Trustee named in the aforesaid Trust agreement only upon the recording of said successor Trustee of an acceptance of the Trustee in the Public Records of the County wherein said property is located.

NOTE TO PROPERTY APPRAISER: The Grantee confirms that under the terms of the Trust Agreements referred to above, she has reserved unto herself a beneficial interest for her life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statutes 196.031 and 196.041.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

Jessica Weysend  
Print: Jessica Weysend

John R. Mentzer  
Print: John R. Mentzer

Barbara W. Johnson  
Barbara Werner Reynolds, a/k/a/  
Barbara W. Johnson

WITNESSES:

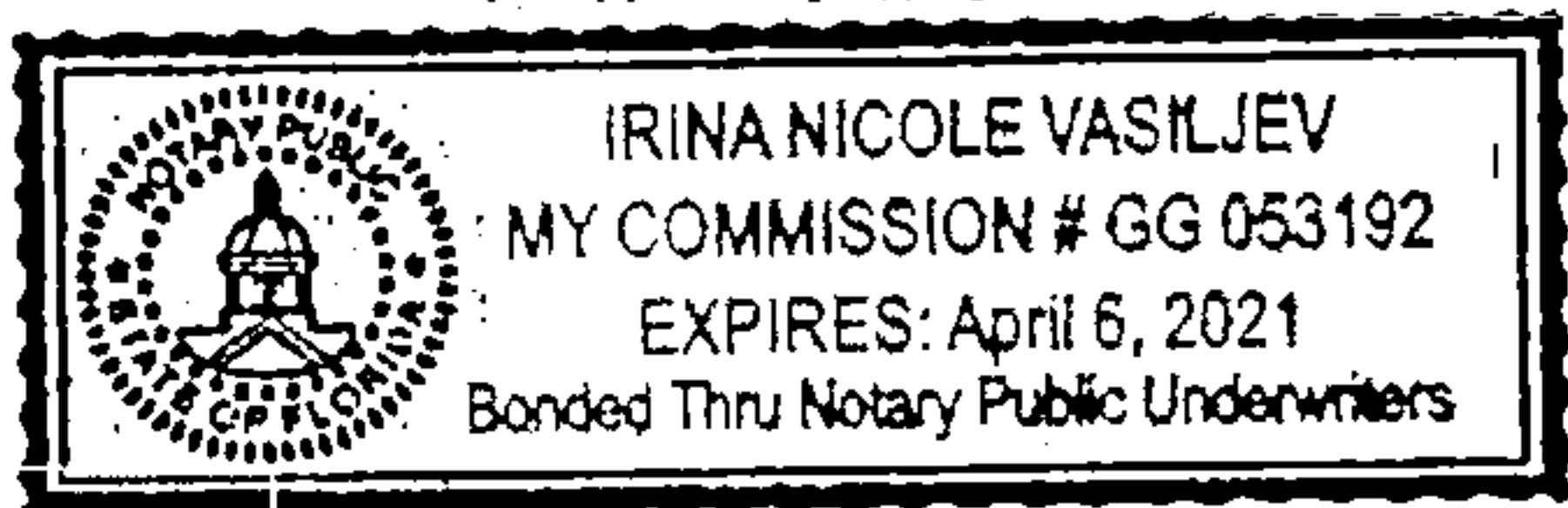
Jessica Weysend  
Print: Jessica Weysend

John R. Mentzer  
Print: John R. Mentzer

Richard D. Johnson  
Richard D. Johnson

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on the 23<sup>rd</sup> day of June, 2017, by BARBARA WERNER REYNOLDS a/k/a BARBARA W. JOHNSON, who is personally known to me or who has produced \_\_\_\_\_ as identification and by RICHARD D. JOHNSON, who is personally known to me or who has produced \_\_\_\_\_ as identification..



Irina Vasiljev  
Notary Public  
Irina Vasiljev