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This Instrument prepared
without title examination
by and return to:
✓ HUD LLC
5136 Indian Mound St
Sarasota, FL 34232

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018009701 3 PG(S)
January 24, 2018 11:34:56 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



QUIT CLAIM DEED TO TRUSTEE

THIS QUIT CLAIM DEED executed this 19 day of January, 2018, by Ivan Medvedev, a single person, first party, to HUD LLC, a Florida limited liability company as Trustee for 1032 25th St, Sarasota Land Trust u/a/d 1/19/2018 with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statute 689.071, second party, whose post office address is:
313 Pameto Rd, Nokomis FL, 34275

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof, is hereby acknowledged does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate lying and being in the County of Sarasota, State of Florida, to wit: 1032 25th St, Sarasota, FL 34234
Legal Description:

LOT 21 GREENWOOD SUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 0002, PAGES 0137, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Tax Parcel I.D. No. 2006-01-0047

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

THE INTEREST of the beneficiaries under said trust is personal property. Persons dealing with the Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in the 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.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Ivan Medvedev

John
Witness #1 Signature

MC
Witness #2 Signature

Crude Petrih
Witness #1 Name

Elaine Contreras
Witness #2 Name

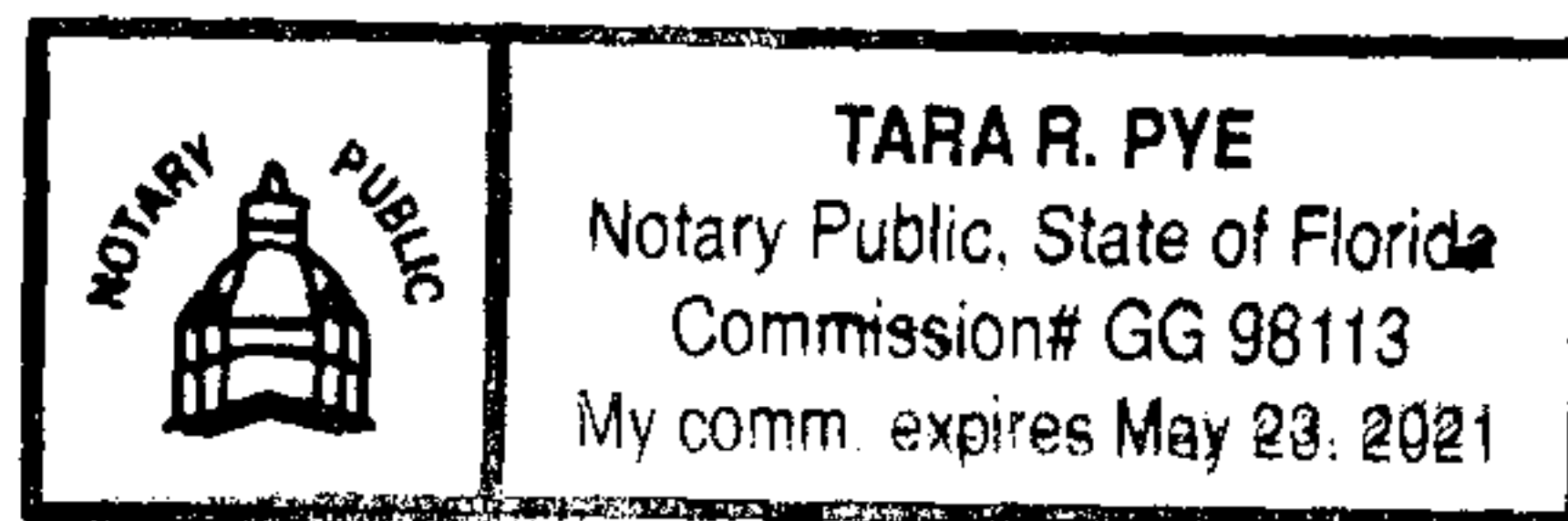
STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 19 day of January, 2018, by Ivan Medvedev, who is personally known WADZ to me or who has produced WADZ as identification.

Notary Public Signature: Tara Pye

Notary Public Name: Tara Pye

My commission expires: May 23, 2021



DEED ADDENDUM

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, TO DEDICATE PARKS, STREETS, HIGHWAYS OR ALLEYS AND TO VACATE ANY SUBDIVISION OR PART THEREOF AND TO RE-SUBDIVIDE SAID PROPERTY AS OFTEN AS DESIRED, TO CONTRACT TO SELL, TO GRANT OPTIONS TO PURCHASE, TO SELL ON ANY TERMS, TO CONVEY EITHER WITH OR WITHOUT CONSIDERATION, TO CONVEY SAID PROPERTY OR ANY PART THEREOF TO A SUCCESSOR OR SUCCESSORS IN TRUST ALL OF THE TITLE, ESTATE, POWERS AND AUTHORITIES VESTED IN SAID TRUSTEE, TO DONATE, TO DEDICATE, TO MORTGAGE, PLEDGE OR OTHERWISE ENCUMBER SAID PROPERTY OR ANY PART THEREOF, TO LEASE SAID PROPERTY OR ANY PART THEREOF, FROM TIME TO TIME, IN POSSESSION OR REVERSION, BY LEASES TO COMMENCE IN PRAESENTI OR IN FUTURO, AND UPON ANY TERMS AND FOR ANY PERIOD OR PERIODS OF TIME NOT EXCEEDING IN THE CASE OF ANY SINGLE DEMISE THE TERM OF 99 YEARS, AND TO RENEW OR EXTEND LEASES AND TO AMEND, CHANGE OR MODIFY LEASES AND THE TERMS AND PROVISIONS THEREOF, TO CONTRACT TO MAKE LEASES AND TO GRANT OPTIONS TO LEASE AND OPTIONS TO RENEW LEASES AND OPTIONS TO PURCHASE THE WHOLE OR ANY PART OF THE REVERSION AND TO CONTRACT RESPECTING THE MANNER OF FIXING THE AMOUNT OF PRESENT OR FUTURE RENTALS, TO PARTITION OR EXCHANGE SAID PROPERTY OR ANY PART THEREOF FOR OTHER REAL OR PERSONAL PROPERTY, TO GRANT EASEMENTS OR CHARGES OF ANY KIND, TO RELEASE, CONVEY OR ASSIGN ANY RIGHT, TITLE OR INTEREST IN OR ABOUT SAID PROPERTY OR ANY PART THEREOF, FOR OTHER REAL OR PERSONAL PROPERTY, TO SUBMIT SAID PROPERTY TO CONDOMINIUM, TO GRANT EASEMENTS OR CHARGES OF ANY KIND, TO RELEASE, CONVEY OR ASSIGN ANY RIGHT, TITLE OR INTEREST IN OR ABOUT OR EASEMENT APPURTENANT TO SAID PREMISES OR ANY PART THEREOF AND TO DEAL WITH SAID PROPERTY AND EVERY PART THEREOF IN ALL OTHER WAYS AND FOR SUCH OTHER CONSIDERATIONS AS IT WOULD BE LAWFUL FOR ANY PERSON OWNING THE SAME TO DEAL WITH THE SAME, WHETHER SIMILAR TO OR DIFFERENT FROM THE WAYS ABOVE SPECIFIED, AT ANY TIME OR TIMES HEREAFTER.

ANY CONTRACT, OBLIGATION OR INDEBTEDNESS INCURRED OR ENTERED INTO BY THE TRUSTEE IN CONNECTION WITH SAID PROPERTY SHALL BE AS TRUSTEE OF AN EXPRESS TRUST AND NOT INDIVIDUALLY AND THE TRUSTEE SHALL HAVE NO OBLIGATION WHATSOEVER WITH RESPECT TO ANY SUCH CONTRACT, OBLIGATION OR INDEBTEDNESS EXCEPT ONLY SO FAR AS THE TRUST PROPERTY IN THE ACTUAL POSSESSION OF THE TRUSTEE SHALL BE APPLICABLE FOR THE PAYMENT AND DISCHARGE THEREOF; AND IT SHALL BE EXPRESSLY UNDERSTOOD THAT ANY REPRESENTATIONS, WARRANTIES, COVENANTS, UNDERTAKINGS AND AGREEMENTS HEREINAFTER MADE ON THE PART OF THE TRUSTEE, WHILE IN FORM PURPORTING TO BE THE REPRESENTATIONS, WARRANTIES, COVENANTS, UNDERTAKINGS AND AGREEMENTS BY THE TRUSTEE, ARE NEVERTHELESS MADE AND INTENDED NOT AS PERSONAL REPRESENTATIONS, WARRANTIES, COVENANTS, UNDERTAKINGS AND AGREEMENTS BY THE TRUSTEE OR FOR THE PURPOSE OR WITH THE INTENTION OF BINDING SAID TRUSTEE PERSONALLY, BUT ARE MADE AND INTENDED FOR THE PURPOSE OF BINDING ONLY THE TRUST PROPERTY SPECIFICALLY DESCRIBED HEREIN, AND THAT NO PERSONAL LIABILITY OR PERSONAL RESPONSIBILITY IS ASSUMED BY NOR SHALL AT ANY TIME BE ASSERTED OR ENFORCEABLE AGAINST THE TRUSTEE INDIVIDUALLY OR ON ACCOUNT OF ANY INSTRUMENT EXECUTED BY OR ON ACCOUNT OF ANY REPRESENTATION, WARRANTY, COVENANT, UNDERTAKING OR AGREEMENT OF THE SAID TRUSTEE, EITHER EXPRESSED OR IMPLIED; ALL SUCH PERSONAL LIABILITY, IF ANY, BEING EXPRESSLY WAIVED AND RELEASED AND ALL PERSONS, CORPORATIONS AND OTHER LEGAL ENTITIES WHOMSOEVER AND WHATSOEVER SHALL BE CHARGED WITH NOTICE OF THIS CONDITION FROM THE DATE OF THE FILING FOR RECORD OF THIS DEED. IN NO CASE SHALL ANY PARTY DEALING WITH SAID TRUSTEE IN RELATION TO SAID PROPERTY, OR TO WHOM SAID PROPERTY OR ANY PART THEREOF SHALL BE CONVEYED, CONTRACTED TO BE SOLD, LEASED OR MORTGAGED BY SAID TRUSTEE, BE OBLIGED TO SEE TO THE APPLICATION OF ANY PURCHASE MONEY, RENT, OR MONEY BORROWED OR ADVANCED ON SAID PREMISES, OR BE OBLIGED TO INQUIRE INTO THE NECESSITY OR EXPEDIENCY OF ANY ACT OF SAID, OR BE OBLIGED OR PRIVILEGED TO INQUIRE INTO ANY OF THE TERMS OF SAID TRUST AGREEMENT OR DECLARATION OF TRUST; AND EVERY DEED, TRUST DEED, MORTGAGE, LEASE OR OTHER INSTRUMENT EXECUTED BY SAID TRUSTEE IN RELATION TO SAID PROPERTY SHALL BE CONCLUSIVE EVIDENCE IN FAVOR OF EVERY PERSON RELYING UPON OR CLAIMING UNDER ANY SUCH CONVEYANCE, LEASE OR OTHER INSTRUMENT (A) THAT AT THE TIME OF THE DELIVERY THEREOF THE TRUST CREATED BY THIS INDENTURE AND BY SAID TRUST AGREEMENT AND DECLARATION OF TRUST WAS IN FULL FORCE AND EFFECT, (B) THAT SUCH CONVEYANCE OR OTHER INSTRUMENT WAS EXECUTED IN ACCORDANCE WITH THE TRUSTS, CONDITIONS AND LIMITATIONS CONTAINED IN THIS INDENTURE AND IN SAID TRUST AGREEMENT AND DECLARATION OF TRUST AND BINDING UPON ALL BENEFICIARIES THEREUNDER, (C) THAT SAID TRUSTEE WAS DULY AUTHORIZED AND EMPOWERED TO EXECUTE AND DELIVER EVERY SUCH DEED, TRUST DEED, LEASE, MORTGAGE OR OTHER INSTRUMENT, AND (D) IF THE CONVEYANCE IS MADE TO A SUCCESSOR OR SUCCESSORS IN TRUST, THAT SUCH SUCCESSOR OR SUCCESSORS IN TRUST HAVE BEEN PROPERLY APPOINTED AND ARE FULLY VESTED WITH ALL THE TITLE, ESTATE, RIGHTS, POWERS, DUTIES AND OBLIGATIONS OF THE SAID PREDECESSOR IN TRUST.

THE INITIAL TRUSTEE HOLDING TITLE TO THE AFORESAID PROPERTY FOR THE AFORENAMED TRUST UNDER THE TERMS OF THE AFORESAID TRUST AGREEMENT SHALL BE HUD LLC, TRUSTEE WHOSE MAILING ADDRESS IS 5136 INDIAN MOUND ST, SARASOTA FL 34232. THE SITUS OF THE DOMICILE OF SAID TRUST SHALL BE THE DOMICILE OF THE TRUSTEE AND OF ANY SUCCESSOR TRUSTEE WHO SHALL HENCEFORTH ACT IN THAT CAPACITY. THIS TRUST AGREEMENT AND DECLARATION OF TRUST SHALL BE GOVERNED UNDER THE LAWS OF THE STATE OF FLORIDA UPON ANY LEGAL ACTION UNDERTAKEN PURSUANT TO THE ASSETS OF THE AFORESAID TRUST. THE FOLLOWING PERSON(S) SHALL BE THE SUBSTITUTE TRUSTEE WITH THE SAME POWERS AND AUTHORITY AS THOSE DESCRIBED HEREIN FOR SAID TRUSTEE: ANDREY MARKOV.