

PREPARED BY and RETURN TO:

**WARRANTY DEED TO TRUSTEE UNDER
LAND TRUST _____**

THIS WARRANTY DEED made this ____ day of _____, 20____, by _____, hereinafter called "Grantor", to _____, as Trustee under that certain land trust dated _____, 20____, and numbered _____, (hereinafter referred to as "Trustee") with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described and whose Post Office address is:

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Trustee, all that certain land situate in _____ County, Florida, to-wit:

See Exhibit A attached hereto and by
Reference incorporated herein.

This conveyance is subject to:

1. Taxes and Assessments for the year 20____ and subsequent years.
2. Zoning and other governmental regulations.

TO HAVE AND TO HOLD the above described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Land Trust No. _____, dated _____, 20____ (Trust Agreement).

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 and to grant to such 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 present or future, 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 upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property or any part thereof to condominium, to place restrictions on the property or any part thereof, 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.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or Declaration of Trust or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate 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 its delivery the trust created by this Indenture and by the Trust Agreement and Declaration of Trust was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and Declaration of Trust and is binding upon all beneficiaries under those instruments, (c) that 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 the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust. If there are co-trustees, it is specifically

understood that the signature of only one of the Co-Trustees shall be required to accomplish the foregoing.

Any contract, obligation or indebtedness incurred or entered into by Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustees shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of 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 of said 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 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 and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only as interest in the earnings, avails and proceeds from that real estate as aforesaid.

In the event of the death of the Trustee, the successor trustee under the trust agreement referred to above shall be _____, and upon a recording in the public records of _____ County, Florida, of a death certificate of the Trustee or of any successor trustee, title to the land described herein shall be deemed to be held by the successor trustee and to pass to the successor trustee without the requirement of recording any further or additional documents.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes. The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the trust agreement referred to above.

And the Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever. "Grantor", "Grantee", "Trustee", and "Beneficiary" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor aforesaid has set its hand and seal this _____ day of _____, 20____.

Witnesses to both parties:

Signature

Printed name

Signature

Printed name

STATE OF FLORIDA)
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared _____, who [is personally known to me] OR [has produced _____ as identification] and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 20____.

NOTARY PUBLIC
My commission expires:

LETTER OF DIRECTION

Date: _____

_____, as Trustee
under Land Trust Agreement No. _____ Dated _____

You are hereby authorized and directed to execute and deliver your TRUSTEE'S DEED, in your capacity as Trustee under your trust number _____ as follows:

Date of Trustee's Deed: _____ Joint Tenancy Yes No
Name of Grantees: _____

Address of Grantees: _____

Consideration to be shown in Deed \$ _____ and other good and valuable consideration.

LEGAL DESCRIPTION:
See attached legal description

STREET ADDRESS: _____

ADDITIONAL DOCUMENTS: You are directed to execute any and all documents which (Attorney) may request in writing plus:

- (A) Certified copy of Trust Agreement.
- (B) Proceeds Letter to pay proceeds to:
(Beneficiary and address or holder of collateral ABI)
- (C) ALTA Statements.
- (D) Certified copy of this Direction.

SUBJECT TO: General Taxes for _____ and subsequent years; covenants, conditions, restrictions and easements of record; building lines; and to:

DELIVER DEED TO: (Attorney)
(Address)
(City, State, Zip)

(Name of Beneficiary)

(signed by all Beneficiaries)

PREPARED BY AND RETURN TO:

TRUSTEE'S DEED

THIS INDENTURE made this ____ day of _____, 20____ between _____ as Trustee under that certain Land Trust No. _____, dated _____, 20____, hereinafter called the "Grantor" and _____, hereinafter called "Grantee", whose address is _____.

WITNESSETH:

THAT GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell to Grantee, the following described property in _____ County, Florida, to-wit:

See Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to:

1. Zoning and building ordinances and other governmental regulations.
2. Taxes and assessments for 20____ and subsequent years.
3. All easements, restrictions, limitations of record and all matters of survey.

TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREOF BEING OR IN ANY WISE APPERTAINING.

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's heirs and assigns forever.

"Grantee" is used for singular or plural as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto affixed his seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Signature

Printed name

_____, as Trustee
under Land Trust No. _____ dated
_____, 20____

Signature

Printed name

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as Trustee of _____, on behalf of the Trust. [He] [She] is personally known to me OR has produced _____ as identification.

Notary Public
Print name: _____

My commission expires: