

Prepared by and return to:
Ricky J. Weiss
5501 University Drive
Suite 103
Coral Springs, Florida 33067
(954) 757-1650

Tax Folio Number: 7987200057

WARRANTY DEED

THIS WARRANTY DEED, made this 25 day of February, 2016 between JEROME V. ANSEL, a married man, of 7626 Fenwick Place, Boca Raton, Florida, 33496, Grantor, and JEROME V. ANSEL, as Trustee of the JEROME V. ANSEL Revocable Trust Agreement dated February 16, 2006, Grantee. **GRANTOR and GRANTEE have the same address.**

THE Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to said Grantee and Grantee's successors, and assigns forever the following described land situate in Manatee County, Florida, to wit:

PARCEL 2

A tract of submerged land in Sarasota Bay, described as follows:

Begin at the NE corner of Section 26, Township 35 South, Range 16 East; thence S50°00'W, 970' to East R/W line of John Ringling Parkway (now Gulf of Mexico Drive) (100' wide); thence S40°48'E along said Parkway, 2300' to the North line of Lot 16 of a Subdivision of Fractional Sections 25, 26 and Part of Section 24, Township 35 South, Range 16 East, recorded in Plat Book 7, Page 16, Public Records of Manatee County, Florida; thence N50°00'E along the North line of said Lot 16, 1741.12' to the Northeasterly corner of said Lot 16 (shoreline of Sarasota Bay) for a Point of Beginning; thence continue N50°00' E along said Northerly line of Lot 16 extended into the waters of Sarasota Bay, 400'; thence S40°48'E, 100' thence S50°00'W along an extension of the Southeasterly line of said Lot 16, 452.1' to the shoreline of said Bay; thence Northerly along the shoreline of said Bay, 112.12' to the Point of Beginning. Containing 0.96 acres, more or less.

TOGETHER WITH that certain easement over the Southerly ten (10) feet of Tract 16 of the Subdivision of Town of Longboat Key of fractional Sections 25, 26 and part of Section 24, Township 36 South, Range 16 East, as said plat appears of record in Plat Book 7, Page 16, of the Public Records of Manatee County, Florida, lying between John Ringling Parkway and the waters of the Gulf of Mexico, said easement being set forth in Warranty Deed to Edward R. Dobson, filed January 27, 1951, and recorded in Deed Book 276, Page 310, Public Records of Manatee County, Florida.

and said Grantor does hereby fully warrant the title to said land will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantors, Grantees and Trustees shall be construed as singular or plural as the context requires.

JEROME V. ANSEL, Trustee shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed

by this deed. The Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the Trustees shall deal with the Trustee whose name is set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing said Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
- E. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by the Grantor sworn to and acknowledged before a notary public; this right being reserved to the Grantor.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2016 and subsequent years, and all mortgages of record which the Grantee herein assumes and agrees to pay.

THIS PROPERTY HAS NEVER BEEN NOR IS THE HOMESTEAD PROPERTY OF GRANTOR, whose primary address is 7626 Fenwick Place, Boca Raton, Florida, 33496.

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

Signed, Sealed, and delivered
in the presence of:

Signature of Witness

Printed Name of Witness

Signature of Witness

Printed Name of Witness

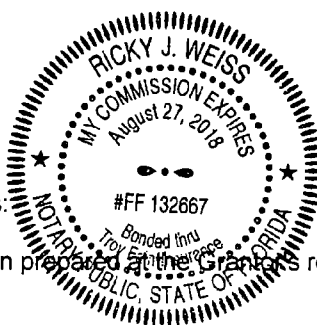
JEROME V. ANSEL

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED BEFORE ME this 25 day of February, 2016 by JEROME V. ANSEL, Grantor, who [] is personally known to me, OR [] has produced FLDL as identification and has taken an oath.

My Commission Expires:

N.B. This Deed has been prepared at the Grantor's request without examination or legal opinion of title.



Notary Public / State of Florida