

TRUSTEE'S DEED

558603

19.50 Rec
60 State

①

This Trustee's Deed is made and executed the 6th day of July, 1992 but effective as of the 4th day of May, 1990 by and between JEROME V. ANSEL and ESTER ANSEL, AS TRUSTEES OF ANSEL PRODUCTIONS INC. EMPLOYEE BENEFIT PLAN, (hereinafter called the "Grantors") to JEROME V. ANSEL as to an undivided 72.59 percent interest and ESTER ANSEL as to an undivided 27.41 percent interest, as tenants in common and not as tenants by the entirety or as joint tenants with rights of survivorship (hereinafter called the "Grantees"). (Whenever used, the terms Grantors and Grantees include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

W I T N E S S E T H:

That the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by these presents, do grant, bargain, sell, remise, release, convey and confirm to the Grantees as tenants in common, as set forth more fully above, all of that certain real property situated in Manatee County, Florida and more particularly described as follows:

See legal description annexed hereto as Exhibit "A" and incorporated herein by reference (herein the "Property").

Being part of the premises conveyed to the Grantors by Jerome V. Ansel pursuant to Fee Simple Deed dated March 6, 1981 and recorded March 10, 1981 in Official Records Book 1001, Page 2102, Public Records of Manatee County, Florida.

Together with all the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the above-described land.

This Trustee's Deed is being executed, delivered and recorded as part of the dissolution and termination of the Ansel Productions Inc. Employee Benefit Plan and constitutes a conveyance and distribution of the real property described herein from the Trustees to the sole participant beneficiaries of the Ansel Productions Inc. Employee Benefit Plan. This is a conveyance by Trustees not pursuant to a sale and not subject to tax under authority of Rule 12B-4014(2)(b), Florida Administrative Code.

This Trustee's Deed is being re-executed as of this date in order to replace the original Trustee's Deed from the Grantors to the Grantees that was executed and delivered on or about May 4th, 1990 conveying the same real property described herein to the same Grantees described herein. The original Trustee's Deed was previously executed and delivered to the Grantees by or on behalf of the Grantors, but was subsequently lost prior to recording.

Conveyance of title to the aforesaid property is subject to the following exceptions, covenants, limitations and conditions, to wit:

1. Taxes and assessments for 1990 and subsequent years.
2. All easements, restrictions, reservations, and limitations of record.
3. All governmental laws, statutes, ordinances, rules, regulations, resolutions and codes.

RECORDED
BY: [Signature]
DATE: 2/2

RECORDED
BY: [Signature]
DATE: 2/2

OR 1365 PG 3574

4. The Grantor does not warrant any riparian or littoral rights nor title to any portion of the Property consisting of submerged or artificially filled in lands or to any portion of the Property lying below the mean high water line.

And the Grantors do covenant for Grantors and Grantors' heirs, executors and administrators with the Grantees that the premises are free from all encumbrances made by the Grantors except as aforesaid, but against none other.

IN WITNESS WHEREOF, the Grantors have set their hand and seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

As to JEROME V. ANSEL

JOHN C. CSAP
(Print Name)

DIANE D. DIAMOND
(Print Name)

JEROME V. ANSEL, AS TRUSTEE
ANSEL PRODUCTIONS, INC. EMPLOYEE
BENEFIT PLAN

(SEAL)

As to ESTER ANSEL

MICHAEL J. FURST
(Print Name)

DIANE D. DIAMOND
(Print Name)

ESTER ANSEL, AS TRUSTEE OF
ANSEL PRODUCTIONS, INC. EMPLOYEE
BENEFIT PLAN

(SEAL)

STATE OF Florida
COUNTY OF Sarasota

I do hereby certify that on this day before me, an officer duly authorized to take acknowledgements and administer oaths, personally appeared JEROME V. ANSEL, AS TRUSTEE OF ANSEL PRODUCTIONS, INC. EMPLOYEE BENEFIT PLAN, to me personally known to me to be the person described herein, ~~or who produced~~ as identification, and who did not take an oath, and who executed the foregoing instrument and he acknowledged before me that he executed the same as his free act and deed for the purposes therein set forth.

Witness my hand and official in the County and State last aforesaid, this 6th day of July, 1992.

DIANE D. DIAMOND
(printed or typed name)
Notary Public
My Commission Expires:

(SEAL)

Notary Public, State of FLORIDA
My Commission Expires 12/31/94
Bonds and Fidelity Insurance

OR 1385 PG 3575

STATE OF Florida
COUNTY OF Sarasota

I do hereby certify that on this day before me, an officer duly authorized to take acknowledgements and administer oaths, personally appeared ESTER ANSEL, AS TRUSTEE OF ANSEL PRODUCTIONS, INC. EMPLOYEE BENEFIT PLAN, to me personally known to me to be the person described herein, ~~or who produced~~ _____ ~~as identification~~, and who did not take an oath, and who executed the foregoing instrument and she acknowledged before me that she executed the same as her free act and deed for the purposes therein set forth.

Witness my hand and official in the County and State last aforesaid, this 10th day of July, 1992.

Diane D. Diamond
DIANE D. DIAMOND

(printed or typed name) Notary Public, State of Florida
Notary Public My Commission Expires: 12/31/1994
My Commission Expires: _____
(SEAL)

Ret
This instrument prepared by:
Michael J. Furen, Esquire
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
Postal Drawer 4195
Sarasota, FL 34230
(813) 366-8100

ANSEL\ANSEL1.TD

EXHIBIT "A"

The westerly 400 feet of those portions of Lots 17 and 18 of the Plat of the Subdivision of Longboat Key (as per plat thereof recorded in Plat Book 7, Page 16, Public Records of Manatee County, Florida) lying Easterly of the existing right of way of Gulf of Mexico Drive (State Road No. 789).

(Also described as Lots 1 and 2 of ANSEL SUBDIVISION as per plat thereof recorded in Plat Book 26, Pages 144 through 146, Public Records of Manatee County, Florida.)

Together with those certain 10 foot wide, non-exclusive and perpetual pedestrian access easements in favor of the above-referenced property that were reserved in those certain Trustee's Deeds to the Town of Longboat Key dated May 4, 1990, and recorded in O.R. Book 1296, Pages 1135, et seq., and Pages 1139, et seq., Public Records of Manatee County, Florida.

Together with (to the extent legally transferrable, and without representation or warranty of any kind, as to the transferability, usability, severability or other status) that certain perpetual non-exclusive access easement conveyed to the Grantor by that certain Easement Deed dated May 30, 1979, and recorded June 1, 1979, in O.R. Book 948, Pages 1268, et seq., Public Records of Manatee County, Florida.

ANSEL.EA

FILED AND RECORDED
R.B. SHORE, CLERK
MANATEE COUNTY, FL
JUL 10 4 21 PM '92

OR 1385 PG 3577