

This instrument was prepared by:

TB Castles, LLC
15925 Dover Cliff
Lutz, FL 33548

Quit Claim Deed to Trustee

THIS QUIT CLAIM DEED executed this 8 day of August, 2012, by **William B. Burkett and Cammy T. Burkett, husband and wife, whose address is: 13309 Brown Thrasher Pike, Lakewood Ranch, FL 34202** (Grantor) and TB Castles, LLC as Trustee under a Trust Agreement and known as Trust No. 58, dated August 8 2012 with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida statutes (Grantee), whose address is: .15925 Dover Cliff, Lutz, FL 33548

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Grantee, the receipt whereof, is hereby acknowledged does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described parcel, situated in the County of Wakulla, State of Florida, to wit:

Legal Description:

Lot 9, Block B of SONGBIRD SUBDIVISION, PHASE 1, according to the Plat thereof as recorded in Plat Book 3, Page(s) 88, of the Public Records of Wakulla County, Florida.

Parcel Identification Number: 00-00-074-272-10223-B09

Location of Real Property: 58 Bunting Drive, Crawfordville, FL 32327

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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 resubdivide 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 praesenti 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 revision 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 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 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 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 personas and corporations 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 property, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged to see that the terms of this trust have been compiled with, or be obliged or privileged to inquire into any of the terms of said trust agreement; 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 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 or in some endment thereof and binding upon all beneficiaries thereunder,
- (c) that the 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 are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his or their predecessor in trust.

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 THE EVENT OF the death of the Trustee the following persons are nominated successor trustees in order of their listing. The filing of a death certificate of the original trustee, along with an Affidavit of Acceptance by the first Successor Trustee shall be effective to vest title with him. Filing of a death certificate of a Successor Trustee or an Affidavit of Non-Acceptance by a Successor Trustee, along with an Affidavit of Acceptance by an Alternate Successor Trustee shall be effective to vest title in such Alternate Successor Trustee.

SUCCESSOR TRUSTEE: Christopher Ballinger

ALTERNATE SUCCESSOR TRUSTEE: August Goncalves

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

SIGNED, SEALED AND DELIVERED:

William B. Burkett
William B. Burkett
13309 Brown Thrasher Pike
Lakewood Ranch, FL 34202

Cammy T. Burkett
Cammy T. Burkett
13309 Brown Thrasher Pike
Lakewood Ranch, FL 34202

WITNESSED:

Karen Fritz
Printed Name: Karen Fritz

Mary Heinrich
Printed Name: Mary Heinrich

STATE OF FLORIDA
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments personally appeared Fernando Reyes who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State aforesaid this 8th day of August, 2012.

Notary Public Karen Fritz
Printed Name: Karen Fritz
My commission expires: 12/20/2014

(SEAL)

