



WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED made effective this _____ day of _____, _____ by _____

Grantor, whose post office address is _____

to **The Land Trust Company,** a Florida corporation, as Trustee under trust agreement dated _____ and known as Trust Number _____, whose address is 601 Riverside Ave, Jacksonville, FL 32204, as Grantee, with full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes §689.071 and §689.073.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, the following described lot, piece, or parcel of land, to wit: _____

The Property Appraiser's Parcel Identification Number for the above-described real property is _____.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, and that grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all encumbrances except taxes accruing subsequent to _____, 20____ and mortgages of record, if any.

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 Grantor has signed and sealed these presents the day and year first above written.

_____ Grantor _____ Grantor

WITNESSES:

Witness (sign) _____

Witness (print) _____

Address (print) _____

City, State, Zip (print) _____

Witness (sign) _____

Witness (print) _____

Address (print) _____

City, State, Zip (print) _____

STATE OF _____)

SS

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

(NOTARY SEAL)

Signature of Notary Public

(Name of Notary Typed, Printed or Stamped)

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

Prepared by and return to:

Property Address:

