

PREPARED by:  
Robert K. Kennett, Esq.  
1620 Placida, Ste. D  
Englewood, Florida 34223  
(941) 475-4418

RETURN TO:  
EVA C. JONES  
3 Sportsman Circle  
Rotonda West, FL 33947

PARCEL IDENTIFICATION NO. 412013405010

**WARRANTY DEED**

THIS WARRANTY DEED, made this 29<sup>th</sup> day of May, 2012, between EVA C. JONES, a single person, "Grantor", and EVA C. JONES, TRUSTEE under a Revocable Trust Agreement dated January 18, 2010, made by EVA C. JONES, whose post office address is 3 Sportsman Circle, Rotonda West, FL 33947, "Grantee".

THE GRANTOR, in consideration of the 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, have granted, bargained and sold to said GRANTEE and GRANTEE'S successors and assigns forever, the following described land situate in CHARLOTTE County, Florida, to-wit:

**Lot 558, ROTONDA WEST, BROADMOOR, according to the plat thereof recorded in Plat Book 8, Page 18A, of the Public Records of Charlotte County, Florida.**

Subject to conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances and taxes for the current year and subsequent years.

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

EVA C. JONES, as 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.

If the Trustee, EVA C. JONES, cannot continue to serve as the sole Trustee, then Successor Trustee(s) shall serve in his/her stead.

All 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.


The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTORS in this Deed possess in the above described real property: any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR in this Deed, including homestead; and the TRUSTEE is appointed as the attorney-in-fact for the GRANTOR in this Deed to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR in this Deed.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as 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 incompetent, 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.

IN WITNESS WHEREOF, Grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

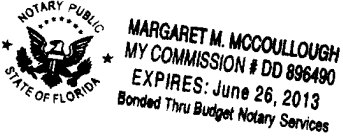
  
Witness - Robert K. Keane

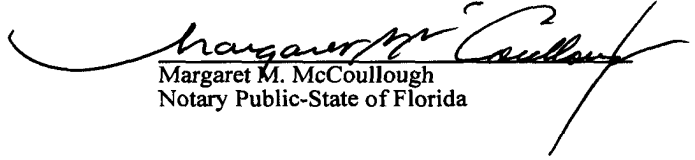
  
EVA C. JONES, Grantor

  
Witness Margaret M. McCoullough

STATE OF FLORIDA                    )  
  ) ss:  
COUNTY OF CHARLOTTE

I HEREBY CERTIFY that on the 29<sup>th</sup> day of May, 2012, EVA C. JONES, who is personally known to me or who produced a Florida Drivers License as proof of identity and who executed the foregoing deed and acknowledged before me and took an oath that he executed the same for the purpose therein expressed.



  
Margaret M. McCoullough  
Notary Public-State of Florida

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