

Prepared by and return to:  
Gary A. Carnal  
6528 Central Avenue, Suite B  
St. Petersburg, Florida 33707

## DEED IN TRUST

This Deed in Trust has been executed, on the date indicated below, by **Emiko K. LeMoine**, a widow, hereafter called the grantor, to **Emiko K. LeMoine, as trustee of THE EMIKO K. LEMOINE REVOCABLE LIVING TRUST**, under Agreement dated October 18, 2010, hereafter called the grantee, whose post office address is: 2681 - 46<sup>th</sup> Terrace North, Saint Petersburg, FL 33714

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said grantors, for and in consideration of the sum of \$10.00, in hand paid by the said grantees, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said grantees forever, all the right, title, interest, claim, and demand which the said grantors has in and to the following described lot, piece, or parcel of land, situate, lying and being in Pinellas County, Florida, to wit:

Lot 8, Block 1, MICHAEL DICK SUBDIVISION, according to the plat thereof recorded in Plat Book 40, Page 96, Public Records of Pinellas County, Florida.

Parcel Identification Number: 02/31/16/57546/001/0080

The property conveyed hereby is the Florida Constitutional Homestead of the Grantor. **The Grantor herein reserves a life estate in the property conveyed hereby.**

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 the said grantor, either in law or equity, to the only proper use and benefit of the said grantee forever.

Full power and authority is hereby granted to trustee or its successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustee or its successors in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with

or be obliged to inquire into the necessity or expediency of any act of the trustees, or obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by trustees or its successors in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that 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 successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessor in trust.

In witness whereof, on October 18, 2010, Emiko K. LeMoine, as grantor signed this Deed in Trust.

Emiko K LeMoine  
Grantor - Emiko K. LeMoine

[Signature]  
Witness - Gary A. Carnal

Evelyn M. Brett  
Witness - Evelyn M. Brett

State Of Florida  
County Of Pinellas

I hereby certify that on this day, before me, an officer duly authorized in Pinellas County, Florida, to take acknowledgments, personally appeared Emiko K. LeMoine as grantor, to me personally known and/or produced FL DRIVERS LIC. as photo identification, to be the person described in and who executed the foregoing instrument and who acknowledged before me executing the same.

WITNESS my hand and official seal, on October 18, 2010, in Pinellas County, Florida.

Evelyn M. Brett  
Notary Public: Evelyn M. Brett  
Commission Expiration Date:

