

Prepared by and return to:
Deborah O. Carder, Attorney
O'Connell & O'Connell, Chartered
2300 West Bay Drive
Largo, Florida 33770-1975

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 9th day of November, 2011, by and between **Ruth C. Matthiessen, fka Ruth C. Procario Trustee, Earl A. Procario and Dolores Procario Trust Agreement, UTD 03/13/80**, whose post address is 2351 Kings Point Drive, Largo, FL 33774, Grantor,

And

Ruth C. Matthiessen, a married woman, whose post address is 2351 Kings Point Drive, Largo, FL 33774, of the County of Pinellas, Grantee.

WITNESSETH:

That the Grantor, pursuant to the powers granted under that certain Warranty Deed dated October 16, 2002, and recorded September 26, 2011, in Pinellas County Florida Official Records Book 17364, Pages 888-889, and the Trust dated March 13, 1980, made by Earl A. Procario and Dolores Procario, and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, grants, bargains, conveys, and confirms to the Grantee, and the Grantee's heirs, personal representatives, successors, and assigns forever that certain real property situate in Pinellas County, Florida, more particularly described as follows:

Lot 53, SECOND ADDITION TO SUNSET BLUFF GARDENS, according to plat recorded in Plat Book 34, page 22, Public Records of Pinellas County, Florida

Property Appraisers Parcel Identification Number:32-29-15-87624-000-0530

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

TOGETHER with all the singular tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

TO HAVE AND TO HOLD the same unto the Grantee, the Grantee's heirs, personal representatives, successors, and assigns forever in fee simple.

AND THE Grantor covenants to and with the Grantee, the Grantee's heirs, personal representatives, successors, and assigns, that Ruth C. Matthiessen, fka Ruth C. Procario presently serves as Trustee under that agreement dated March 13, 1980, made by Earl A. Procario and Dolores Procario, that the Trust is in full force and effect, that Ruth C. Matthiessen, fka Ruth C. Procario as Trustee is empowered by the Trust to enter into this deed, and that all things preliminary to and in and about this conveyance has been followed and complied with in all respects.

IN WITNESS WHEREOF, the Grantor has set her hand and seal.

Signed, Sealed and Delivered
in the presence of:

Paulette A. O'Connell
Witness
Print Name: Paulette A. O'Connell

Ruth C. Matthiessen (SEAL)
Ruth C. Matthiessen - Trustee
fk/a Ruth C. Procario
Earl A. Procario and Dolores Procario
Trust Agreement
UTD 03/13/80

Deborah O. Carder
Witness
Print Name: Deborah O. Carder

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Ruth C. Matthiessen, fk/a Ruth C. Procario Trustee, Earl A. Procario and Dolores Procario Trust Agreement UTD 03/13/80**, who is personally known to me or has produced: _____ as identification, and who did not take an oath.

WITNESS my hand and official seal in the State and County last aforesaid, this 9th day of November, **2011**.

My Commission Expires:

Rita M. Wilson
Notary Public

