

Prepared by and Return to:
Michael J. Heath, Esq.
167 104th Avenue; Treasure Island, FL 33706

WARRANTY DEED (INTO TRUST)

THIS WARRANTY DEED made and executed this 26th day of June 2012 between EDWARD L. ELLIS, a single man, as the "grantor," and EDWARD L. ELLIS, as Trustee, of the EDWARD L. ELLIS LIVING TRUST, established December 3, 2008, as the "grantee," F/B/O EDWARD L. ELLIS whose mailing address is PO Box 2392, Newport Beach, CA 92659.
**as thereafter may have been amended and/or restated.*

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

That grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt which is acknowledged, by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm to grantee, her heirs, and assigns forever the following described land, situate, lying and being in Pinellas County, Florida, to wit:

Lot 13, PARADISE ISLE FOURTH ADDITION, according to the map or plat thereof, as recorded in Plat Book 59, Page 27, of the Public Records, Pinellas County, Florida.

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.

AND grantor covenants with grantee that grantor is lawfully seized of the land in fee simple; that grantor has good right and lawful authority to sell and convey the land; that grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2006.

The trustee named herein is vested with full rights of ownership over the above-described real estate including "the power and authority either to protect, conserve, and to sell or to lease, or to encumber, or to otherwise to manage and dispose of the real property described" above as per section 689.071, Florida Statutes.

THIS DEED WAS PREPARED AT THE DIRECTION OF THE GRANTOR WITHOUT THE BENEFIT OF A TITLE SEARCH, EXAM, OR TITLE INSURANCE.

This is NOT the Grantor's Florida Constitutional Homestead property.
Tax Identification No. 25/31/15/66132/000/0130

IN WITNESS WHEREOF, grantor(s) have set their hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of these witnesses:

Dawn Marie Kraus
Witness #1 Signature

Dawn Marie Kraus
Witness #1 Name Printed

Edward L. Ellis
EDWARD L. ELLIS, Grantor
PO Box 2392 Newport Beach, CA 92659

Steven R. Kagy
Witness #2 Signature

Steven Ryan Kagy
Witness #2 Name Printed

STATE OF CALIFORNIA

COUNTY OF Orange

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and the county aforesaid to take acknowledgements, personally appeared EDWARD L. ELLIS, who produced CDL# D2934619 as identification and who executed the foregoing instrument and she/he acknowledged before me that she/he executed the same.

Witness my hand and official seal in the County and State aforesaid this 26th day of June, 2012

[affix seal below]

[Signature]
Notary Public

