

PREPARED BY/RETURN TO:

Brett L. Swigert, Esquire
P.O. Box 680
Eustis, FL 32727-0680

Inst: 202312010188 Date: 06/02/2023 Time: 12:05PM
Page 1 of 2 B: 1491 P: 2453, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 0.70

Property Appraisers Parcel I.D. #'s: 25-3S-16-02298-015(8243)

TRUST DEED

THIS INDENTURE, made this the 31st day of May, 2023, by and between Steve L. Vigue, a single man, hereinafter referred to as Grantor, to Steven Lionel Vigue, as Trustee of The Steven Vigue Trust, dated the 31st day of May, 2023, whose address is 41 Sandlake Place, Eustis, FL 32726, hereinafter referred to as Trustee.

W I T N E S S E T H

Grantor, for no consideration pursuant to Florida Administrative Code 12 B-4.014(a) (b), does hereby grant, convey, and transfer to Trustee, his successors and/or assigns, all Grantor's interest in the following described real property, lying and being in Columbia County, Florida, to wit:

LOT 15 OF BRADY PARK, AN UNRECORDED SUBDIVISION, SITUATED IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE N 1/4 OF THE SW 1/4 OF THE SE 1/4 AND RUN N 87°31' E, ALONG THE SOUTH LINE OF SAID N 1/4 OF THE SW 1/4 OF THE SE 1/4 275.50 FEET; THENCE N 02°09' E, 170.50 FEET TO THE SOUTH LINE OF SOUTH BRADY CIRCLE; THENCE S 86°58' W, ALONG THE SOUTH LINE OF SOUTH BRADY CIRCLE, 22.55 FEET; THENCE N 00°35'30" W, 40.04 FEET TO THE NORTH LINE OF SAID SOUTH BRADY CIRCLE; THENCE N 01°14' W, 148.97 FEET; THENCE N 88°49' E, 266.92 FEET TO THE POINT OF BEGINNING; AND RUN THENCE N 00°28' W, 154.10 FEET TO THE SOUTH LINE OF NORTH BRADY CIRCLE; THENCE N 87°40' E, ALONG SAID BRADY CIRCLE, 135.95 FEET; THENCE S 00°05' E, ALONG SAID BRADY CIRCLE, 157.00 FEET; THENCE S 88°49' W, 132.80 FEET TO THE POINT OF BEGINNING.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining;

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and Trustee is specifically granted and given the power and authority:

(a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

(c) To execute leases and subleases for terms as long as 20 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

(d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof; and

(e) To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of Chapter 736, Florida Statutes, 2023.

2. The Trustee's liability hereunder, under the Trust Agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

3. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated the 31st day of May, 2023, and any amendments thereto.

4. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the

receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including, but not limited to, grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto collateral hereto.

5. The Grantor recites that this conveyance is made in conformance with the provisions of Section 689.073, Florida Statutes.

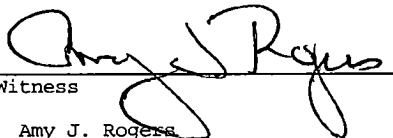
6. By the Trustee's acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements binding upon the Trustee.

7. Each and every power hereinabove set forth may be exercised by any surviving or successor Trustee. Any instrument executed by Trustee or any successor Trustee or any act taken by Trustee or any Successor Trustee shall be binding upon the trust and all of the Trustees as fully and completely as if all Trustees had executed said instrument or taken said action.

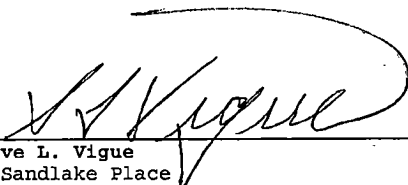
8. The Successor Trustee, named in the above referenced Trust Agreement, shall have all of the title, powers, and discretion herein given to the Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any successor Trustee under this instrument and acknowledged by the Trustee before a Notary Public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustee who from time to time are serving under it.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the date above written.

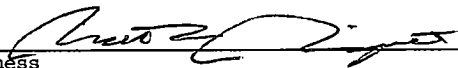
Signed, Sealed and Delivered in our presence:



Witness
Amy J. Rogers
Printed Name



Steve L. Vigue
41 Sandlake Place
Eustis, FL 32726



Witness
Brett L. Swigert
Printed Name

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 31st day of May, 2023, by Steve L. Vigue, in my physical presence, who is either ☐ personally known to me or ☒ who has have produced Florida Driver's License as identification.



Notary Public



AMY J. ROGERS
Commission # HH 191095
Expires February 25, 2026
Bonded Thru Budget Notary Services