

THIS IS NOT A
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Prepared by:
J. Scott Reed, Esq.
213 Providence Road
Brandon, Florida 33511

When recorded return to:
J. Scott Reed, Esq.
213 Providence Road
Brandon, Florida 33511

(Space above this line reserved for recording office use only)

TRUSTEE'S DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Kenneth A. Tate, Individually and as Trustee of Kenneth
A. Tate and Betsy W. Tate Revocable Living Trust UTD
8/13/99
6008 Irby Lane East
Lakeland, FL 33811

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Roger Webb
6021 Highway 60 East
Plant City, Florida 33567

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

As per legal description attached hereto and made a part hereof.

The Property Appraiser's Parcel Identification Number is 086105.0000 & 086107.0000.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from
you.

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6. CONVEYANCE OF REAL PROPERTY CERTIFIED COPY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. ASSUMPTION

This conveyance is subject to that mortgage from Morgan Motors Automotive Finance Center, Inc., a Florida Corporation to Joe M. Gonzalez, Trustee of the Welburn M. Guernsey irrevocable Trust dated July 21, 1997, securing an indebtedness in the original principal amount of \$150,000.00, dated July 21, 1997, and recorded July 21, 1997 in Official Records Volume 8657 at page 757, and assigned to First United National Bank of Florida, as Trustee of the Welburn M. Guernsey Revocable Trust u/a/d July 25, 1997 by assignment filed in O.R. Book 8760, Page 992, and further assigned to Community Foundation of Tampa Bay, Inc by assignment and recurred in O.R. Book 9544, Page 901, together with modification and assumption of note and mortgage recorded in O.R. Book 14676, Page 1085, public records of Hillsborough County, State of Florida. By acceptance of this deed, the Grantee specifically does not assume the terms of said mortgage and the obligations of the mortgagor arising thereunder.

8. EXCEPTIONS

(a) This conveyance is subject to taxes for year 2009 and subsequent years.

(b) This conveyance is subject to that Certified Judgment(s) against the name of Armando Fuksman Recorded in O.R. Book 11097, Page 794, as assigned in O.R. Book 19346, Page 1433, Public Records of Hillsborough County Florida

9. REPRESENTATION OF TRUSTEE

I represent to you that:


(a) I am duly appointed and qualified to act as Trustee under the Trust identified in Paragraph 1;

(b) in all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such Trust have been met; and

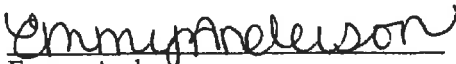
(c) I have the power and authority to execute this Deed.

Executed on November 30, 2009.


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Kenneth A. Tate, Individually and as
Trustee of Kenneth A. Tate and Betsy
W. Tate Revocable Living Trust UTD
8/13/99
6008 Irby Lane East
Lakeland, FL 33811

Signed in the presence of:


Emmy Anderson
213 Providence Road
Brandon, FL 33511
Witness

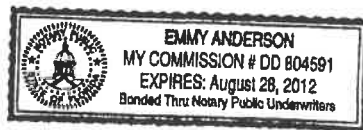
Signed in the presence of:


(Date) Nov. 30, 2009 (Date)
Eric J. Olson
213 Providence Road
Brandon, FL 33511
Witness

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 30th day of November 2009,
by Kenneth A. Tate, Individually and as Trustee of Kenneth A. Tate and Betsy W. Tate Revocable
Living Trust UTD 8/13/99, who is personally known to me or has produced FLA Drivers
LC as identification.


Notary Public - State of Florida



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EXHIBIT A

Parcel I:

The South 100 feet of the West 100 feet of the East 318.7 feet of the North 242 feet of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida. Less road right-of-way for State Road 60.

Parcel II:

Commencing at the Northeast corner of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida; Run thence South along the Easterly boundary of said Section, a distance of 288.7 feet; proceed thence in a Westerly direction, a distance of 218.7 feet to the Point of Beginning; continue thence in a Westerly direction of 200 feet, thence North a distance of 155.0 feet, more or less to the Southerly right-of-way line of State Road 60; thence proceed Easterly along said Southerly right-of-way line, a distance of 100 feet; thence Southerly 108.3 feet; thence East 100 feet; thence South 46.7 feet to the Point of Beginning.

Parcel III:

Commencing at the Northeast corner of Section 26, Township 29 South, Range 21 East, Hillsborough County, Florida; run thence South along the Easterly boundary of said Section, a distance of 288.7 feet for a Point of Beginning; continue thence in a Westerly direction, a distance of 418.7 feet, thence Southerly and parallel to the right-of-way line of Pleasant Grove Road, a distance of 30 feet, thence proceed Easterly 418.7 feet to a point which is 30 feet South of the Point of Beginning, thence Northerly along the Westerly right-of-way line of Pleasant Grove Road, a distance of 30 feet to the Point of Beginning; Less and except road right-of-way.

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the death of the last to die of such beneficiaries or the date of the last Settlor's death, which ever shall last occur; unless otherwise provided in Article 16 B.

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d) The term "issue" or "lineal descendants" as used in this Trust shall mean lawful descendants by blood or by adoption. The term "minor" shall mean any person who has not reached the age of twenty-one (21).

e) The interest of each beneficiary and all payments of income or principal to be made to or for any beneficiary shall be free from the interference or control of any creditor or spouse of the beneficiary and shall not be capable of anticipation or assignment by the beneficiary.

f) Regardless of anything in this Trust to the contrary, the trusts created shall terminate not later than twenty-one (21) years after the death of the last to survive of the Settlers and all beneficiaries described in Article 16 B, and the issue of each beneficiary living at the date of this trust. Upon that date, unless previously terminated, the Trustee shall distribute the principal and all accumulated income of each proportional share to the beneficiary for whom it was held, or in the case of a minor, to the minor's parent or guardian.

g) In the event that both Settlers should die simultaneously and under such circumstances that the order of their deaths cannot be determined by proof, then it shall be deemed that KENNETH A. TATE survived BETSY W. TATE.

ARTICLE 4. TRUSTEE'S POWERS:

The Trustee shall have all the powers set forth in Florida Statute 737.402 as in effect on the date hereof, the provisions of which are expressly incorporated herein by reference, except the limitations on the Trustees right to make discretionary distributions of principal and income as set out in Section 737.402(4) do not apply. The Trustee shall have the following powers, which are in addition to all common law and statutory powers, and in addition to all other powers granted to the Trustee by this Trust, which shall continue after the termination of any of the trusts created by this Trust for the purpose of the distribution of all or any portion of the trust property, and which may be exercised at any time by the Trustee without approval from any court:

(A) To purchase or sell at public or private sale, or to exchange, grant options to purchase, lease, pledge, improve, repair, manage, insure, operate, control, and mortgage, in such manner and on such terms as the Trustee in its sole discretion may deem advisable, any property, real or personal, which at any time may constitute a part of the trust property.

(B) To purchase any assets from each Settlor's estate at fair market value in such quantities as the Trustee deems advisable, and to loan all or a portion of the trust property to each Settlor's testamentary estate, upon such terms and in such amount as the Trustee deems advisable, and with or without taking security.

(C) To borrow money for any purpose, with or without security and to pledge securities or other property, without regard for the term of the trust(s).

(D) To execute all deeds, assignments, mortgages, leases or other instruments necessary or proper for the exercise of any power granted to the Trustee.

(E) To invest or reinvest in and retain as an investment any property which in the opinion of the Trustee is suitable for the purpose of the Trust, although of kind or an amount which otherwise might not be regarded as a proper trust investment, and specifically, but without limitation, to invest in one or more mutual funds, limited

"B"