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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2659883

Doc Stamp-Deed: $3,815.00

Rec - 18.50
DS - 3,815.00

Prepared by and return to:
Scott E Gordon, Esq.
Lutz, Bobo & Telfair, P.A.
2 N. Tamiami Trail, Suite 500
Sarasota, FL 34236
941-951-1800
File Number: **25670-1**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9 day of **April, 2021** between **Larry A. Strayer and Sally L. Strayer, individually as husband and wife and as Trustees of the Strayer Family Revocable Living Trust dated 3/15/16** whose post office address is **51 Donald Ross Drive, Granville, OH 43023**, grantor, and **Michael Thomas Flynn and Lori Jean Flynn, husband and wife** whose post office address is **63 Tuckerman Avenue, Middletown, RI 02842**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 247, BOCA ROYALE UNIT 12 PHASE 2, according to the map or plat thereof, as recorded in Plat Book 50, Page 18, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 61455-115184

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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: KAREN J. MIDLAM

Witness Name: Amber N. Rice

Larry A. Strayer, individually and as Trustee — TRUSTEE

Sally L. Strayer, individually and as Trustee — TRUSTEE

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 9 day of April, 2021 by Larry A. Strayer and Sally L. Strayer, individually and as Trustees, who [_] are personally known or [X] have produced AZ + RI DLs as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

KAREN J. MIDLAM
MY COMMISSION # GG 290342
EXPIRES: February 7, 2023
Bonded Thru Notary Public Underwriters

DoubleTime®