

91054300

This instrument prepared by:  
LAWYERS TITLE INSURANCE CORPORATION  
By: D. Halteman  
P.O. Box 610, Sarasota, Fl. 34230  
In connection with title insurance CL67188

Warranty Deed-Individual

Tax ID# 007-007-0051

THIS WARRANTY DEED made this 31st day of May, 1991 by  
LEO S. HOYT, as Trustee Under Agreement dated January 2, 1975 with powers in  
Deed recorded in Official Records Book 1238, Page 1636, of said Records, as to  
1/2 interest and GRAYCE E. HOYT, as Trustee Under Agreement dated January 2,  
1975, with powers in Deed recorded in Official Records Book 1238, Page 1636,  
of said Records, as to 1/2 interest  
hereinafter called the grantor, to  
GARY J. MCHALE and DONALD N. SUMMERLIN

whose postoffice address is: 4017 Sawyer Court, Sarasota, FL 34233

hereinafter called the grantee:

WITNESSETH: that the grantor, for and in consideration of the sum of  
\$10.00 and other valuable considerations, receipt whereof is hereby  
acknowledged, hereby grants, bargains, sells, conveys and confirms unto the  
grantee, to have and to hold in fee simple forever, all that certain land  
situate in SARASOTA County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TRANS NUM:00090151  
DOC STAMPS PD: \$687.50  
INTANG. TAX PD: \$.00  
KAREN (CRUSHING) SARASOTA CO.  
BY: *[Signature]* D.C.

\*\* OFFICIAL RECORDS \*\*  
BOOK 2301  
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Subject to all valid restrictions, reservations and easements of record.

Grantee SSN \_\_\_\_\_ Grantee SSN \_\_\_\_\_

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, 1990.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Witness: Deborah L. Halteman  
(Name Printed)

*[Signature]* L.S.  
LEO S. HOYT, as Trustee  
Address: 405 Ketch Way  
Nokomis, Florida

*[Signature]*  
Witness: Leigh D. Hausler  
(Name Printed)

*[Signature]* L.S.  
GRAYCE HOYT, as Trustee  
Address: 405 Ketch Way  
Nokomis, Florida

State of FLORIDA

County of SARASOTA

THE FOREGOING instrument was acknowledged before me this 31st day of May,  
1991 by LEO S. HOYT and GRAYCE HOYT.

July 23, 1994  
My commission expires

*[Signature]*  
Notary Public Deborah L. Halteman  
Name Printed:

EXHIBIT "A"

\*\* OFFICIAL RECORDS \*\*  
BOOK 2301 PAGE 2764

Begin at the Northwest corner of Lot 6, Block 1, BEE RIDGE FARMS SUBDIVISION, Section 3, Township 37 South, Range 18 East, as recorded in Plat Book "A", Page 40, Sarasota County Public Records, said point being 24.00 feet East of the centerline of Sawyer Road; thence due East along the North line of said Lot 6, a distance of 294.75 feet; thence due South and parallel to Sawyer Road 480.50 feet; thence due East 100.00 feet to the principal place of beginning; thence continue due East 75.00 feet; thence due North 110.00 feet; thence due West 65.00 feet; thence due North 25.50 feet; thence due West 10.00 feet; thence due South 135.50 feet to the principal place of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over the following described roadway: Begin at the Northwest corner of Lot 6, Block 1, BEE RIDGE FARMS SUBDIVISION, Section 3, Township 37 South, Range 18 East, as recorded in Plat Book "A", Page 40, Sarasota County Public Records, said point being 24.00 feet East of the centerline of Sawyer Road; thence due South along the East R/W line of said Sawyer Road, 330.00 feet to the Point of Beginning of a 30.00 foot easement lying 15.00 feet each side of the following centerline described as follows: thence due East 419.75 feet to a point called Point "A"; thence due South 25.50 feet; thence due East 237.30 feet; thence North 12°25'00" West, 236.02 feet; thence due West 186.55 feet; thence due South 205.00 feet to a point called "A" and end of said 30.00 foot easement.

RECORDED IN OFFICIAL  
RECORDS  
RECORDED  
MAY 31 6 34 PM '91  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL.