

DOCTAX \$ .70  
RECORD \$10.50  
\$ 11.20

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**Warranty Deed**

*The terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.*

OFFICIAL RECORDS  
BOOK 2696  
PAGE 452

**This Indenture**, made July 29, 1994, by and between DIANA L. KAHLENBERG, a single woman, also known as Diana W. Kahlenberg, a single woman, hereinafter referred to as Grantor, whose post office address is 100 Ocean Place, Sarasota, Florida 34231, and DIANA L. KAHLENBERG TRUSTEE OF THE DIANA L. KAHLENBERG REVOCABLE LIVING TRUST, dated July 29, 1994, hereinafter referred to as Grantee, whose post office address is 100 Ocean Place, Sarasota, Florida 34231.

**Witnesseth:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property Appraiser's Tax Identification Number: 79-06-0033

Subject to easements, restrictions, and reservations of record, zoning and other governmental regulations, and taxes for 1994, which are not yet due and payable.

Trustee (including Successor Trustees) is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described herein in accordance with the terms of Florida Statute §689.071. The initial Trustee under said trust is DIANA L. KAHLENBERG. In the event that DIANA L. KAHLENBERG is unable or unwilling to serve as Trustee, the Grantor's daughter, CARA L. DeVITA and the Grantor's son, LESLIE C. JOHNSON, or the survivor of them, shall become Co-Successor Trustee with all the powers, rights and duties of trustee, by filing notice of acceptance of such in the Public Records of Sarasota County, Florida. DIANA W. KAHLENBERG, or her spouse (if any), or the survivor of them, shall have the right to possession and the beneficial use of the above-described property for their lifetime and the right to claim homestead exemption and associated homestead rights, including tax exemptions or credits, so long as such property is owned by the Trust and so long as one or both of such named parties shall reside on the Property. The interests of all beneficiaries of the Trust are personal property only.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor has signed and sealed this deed the date above written.

Witnesses:

[Signature]  
Signature of Witness

JEFFREY D. RUFFING  
Print Name of Witness

[Signature]  
Signature of Witness

Carol S. Van Nostrand  
Print Name of Witness

[Signature] (SEAL)  
DIANA L. KAHLENBERG, a/k/a  
Diana W. Kahlenberg

Receipt #: 800000338491-01  
Doc Stamp-Deed : 0.70  
Karen E. Rushing, Sarasota Co.  
By: [Signature] D.C.

STATE OF FLORIDA  
COUNTY OF SARASOTA


Being duly sworn, the foregoing instrument was acknowledged before me this 29 day of July, 1994, by DIANA L. KAHLENBERG, a single woman, also known as Diana W. Kahlenberg, a single woman, who is personally known to me or who has produced [Signature] as identification.

(Notary Seal)

[Signature]  
Signature of Notary Public  
Daniel A. Bechtold  
Print Name of Notary

I am a Notary Public of the State of [[WildCard.5]], and my Commission expires on:

Prepared without examination of title.  
Prepared by and return to:  
DONALD W. SMUCKER, ESQUIRE  
SMUCKER & BECHTOLD, P.A.  
1776 Ringling Boulevard  
Sarasota, Florida 34236  
(813) 366-7655

 DANIEL A. BECHTOLD  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES SEPT. 12, 1997  
COMMISSION # CC 308224

112 ✓ Kirk Pinkerton

Lot 4 of OUT OF DOOR SCHOOL SUBDIVISION, as per plat thereof recorded in Plat Book 4, Page 96, Public Records of Sarasota County, Florida, being a part of U.S. Government Lot 6, in Section 1, Township 37 South, Range 17 East, together with any land lying between the Northernly and Southernly line of said lot, extended Westerly and between the Westerly line of said Lot 4 and the waters of Big Sarasota Pass, together with all riparian rights thereunto appertaining on Big Sarasota Pass and Fiddler's Bayou.

ALSO: Begin at the Southeast corner of Lot 4 of Out of Door School Subdivision, as recorded in Plat Book 4, Page 96, of the Public Records of Sarasota County, Florida; thence North 14 deg. 25' East 159.5 feet more or less to the waters of Fiddlers Bayou; thence Southeasterly along shore of said bayou a distance of 40 feet; thence South 15 deg. 45' West 132.75 feet more or less passing a concrete monument at 66.375 feet; thence North 72 deg. 30' West 26 feet to point of beginning; being a part of Lot 5, Out of Door School Subdivision, as per plat thereof recorded in Plat Book 4, Page 96, of the Public Records of Sarasota County, Florida.

ALSO: An easement created by instrument dated January 14, 1955, recorded in Deed Book 339, Page 540, of the Public Records of Sarasota County, Florida, for private road and right of way purposes, upon, over and across the following described property in Sarasota County, Florida, to-wit: From an iron pipe on the Southeasterly line of Lot 6, plat of Out of Door School Subdivision (see Public Records of Sarasota County, Florida, Plat Book 4, Page 96), which iron pipe is also the Westerly corner of Lot 9, Fiddler's Bayou Subdivision (See Public Records of Sarasota County, Florida, Plat Book 4, Page 91) run South 45 deg. 30' West on said Southeasterly line of Lot 6 produced 40 feet to an iron pipe for point of beginning (a concrete monument bears South 22 deg. 39' East distant 0.6 feet from said iron pipe); thence from said iron pipe run North 22 deg. 39' West 137.9 feet to a concrete monument; thence North 16 deg. 16' West 100 feet to a concrete monument; thence North 17 deg. 30' East 43.8 feet to a concrete monument at the SE corner of Lot 4 of Out of Door School Subdivision; thence North 59 deg. 10' West 40 feet to an iron pipe; thence 0 deg. 21' East 62 feet to an iron pipe on the Easterly line of Lot 3 of Out of Door School Subdivision; thence South 16 deg. 16' East 107.5 feet to an iron pipe; thence South 22 deg. 39' East 146.6 feet to an iron pipe which bears South 45 deg. 30' West from point of beginning; thence continue South 22 deg. 39' East to the westerly right of way line of Ocean Boulevard; thence Northeasterly along Ocean Boulevard to a point which bears South 22 deg. 39' East from point of beginning; thence North 22 deg. 39' West to point of beginning.

RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received.

RECORDED IN OFFICIAL RECORDS  
INDEXED  
DEC 20 PM 4: 19  
SARASOTA COUNTY, FL  
CLERK OF COURT