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OFFICIAL RECORDS
BOOK 2894
PAGE 1171

This Instrument Prepared By And
After Recording Returned To:
Robert W. Darnell, Esq.
DAVIS, PERSSON, SMITH & DARNELL
2033 Main Street, Suite 406
Sarasota, Florida 34237
(941) 365-4950

Doc Stamp Pd \$ 0.70
Inting Tax Pd \$ _____
Karen E. Rushing, Clerk Sarasota County
By [Signature]
Deputy Clerk

WARRANTY DEED

THIS WARRANTY DEED, executed this 31 day of July,
19 96, by WENDELL L. HUGHES and GAIL I. HUGHES, husband and wife,
whose address is 2157 Fiesta Drive, Sarasota, Florida 34231, County
of Sarasota in the State of Florida, hereinafter referred to as
"first party," to

WENDELL L. HUGHES, as Trustee of the WENDELL L. HUGHES
REVOCABLE TRUST under Agreement dated the 4th day of
October, 1994, with the power and authority either to
protect, conserve and to sell, or to lease, or to
encumber or otherwise to manage and dispose of the real
property described herein as provided for in Florida
Statutes Chapter 689, as amended.

whose Social Security Number is [REDACTED] and whose post office
address is 2157 Fiesta Drive, Sarasota, Florida 34231, hereinafter
referred to as "second party":

(Wherever used herein the term "first party" and "second party"
shall include singular and plural, heirs, legal representatives, and
assigns of individuals, and the successors and assigns of
corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in
consideration of the sum of \$10.00 in hand paid by the said second
party, the receipt whereof is hereby acknowledged, does hereby
convey unto the said second party forever, all the right, title,
interest, claim and demand which the said first party has in and to
the following described lot, piece or parcel of land, situate,
lying and being in the County of Sarasota, State of Florida, to-
wit:

A tract of land more particularly described as follows:
Beginning at a point on the West side of the Tamiami
Trail 795.00' south of the South line of Florence
Subdivision thence Southwesterly 80°28', 152.15'; thence
returning to the P.O.B.; thence Southeasterly along said

West line of Tamiami Trail 90.00'; thence Southwesterly 90°, 150.00'; thence Northwesterly 90° to the first line above mentioned being in Section 17, Township 37 South, Range 18 East, Sarasota County, Florida; LESS that portion of said property heretofore conveyed to the State of Florida for road purposes by Special Warranty Deed recorded in Official Record Book 135, page 333, of said Records.

Also known as:

Commence at most Easterly point of platted portion of Florence Subdivision (recorded in Plat Book 3, page 22, Public Records of Sarasota County, Florida), said point being the intersection of the Southerly line of Third Street (now known as Meadowood Street) (60' R/W) and the Westerly line of the old R/W of Tamiami Trail (66' R/W); thence S 39°02'50" E along said old Westerly R/W of Tamiami Trail, 690.00' to intersection with Southerly R/W line of upper Beechwood Avenue (60' R/W); thence continue S 39°02'50" E along said Tamiami Trail, 105.00' for a point of beginning; thence continue S 39°02'50" E along said old R/W of Tamiami Trail, 90.00'; thence S 50°57'10" W, 150.00'; thence N 39°02'50" W, 64.81'; thence N 41°25'10" E, 152.10' to the point of beginning. Lying and being in NW 1/4 of Section 17, Township 37 South, Range 18 East, Sarasota County, Florida, and being a lot labeled "not a part of this plat" in Block 1 of Pine Shores Estates (recorded in Plat Book 5, page 20, Sarasota County Records) (and also shown on replat of a part of Pine Shores Estates, recorded in Plat Book 5, page 57, Sarasota County Records). LESS therefrom the Northeasterly 20.00' for additional R/W for Tamiami Trail (said R/W recorded in O.R. Book 135, page 333, Sarasota County Records). The above described property being the same tract of land described in O.R. Book 1524, page 871, Public Records of Sarasota County, Florida.

Subject to conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances.

THIS WARRANTY DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN EXAMINATION OF TITLE.

First party hereby covenants with second party that first party is lawfully seized of the property in fee simple; that first party has good right and lawful authority to sell and convey the property; that first party hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

WITNESSES:

Margaret A. Potter
Print Name: MARGARET A. POTTER

Wendell L. Hughes
WENDELL L. HUGHES
Address: 2157 Fiesta Drive
Sarasota, FL 34231

Carl Wiggins
Print Name: Carl Wiggins

Margaret A. Potter
Print Name: MARGARET A. POTTER

Gail I. Hughes
GAIL I. HUGHES
Address: 2157 Fiesta Drive
Sarasota, FL 34231

Carl Wiggins
Print Name: Carl Wiggins

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was subscribed and acknowledged before me by WENDELL L. HUGHES and GAIL I. HUGHES, who are personally known to me, who did not take an oath, and who acknowledged to and before me that they executed the same freely and voluntarily for the purposes therein expressed, this 31 day of July, 1996.

Robert W. Darnell
Print Name: Robert W. Darnell
Notary Public, State of Florida
My commission expires:

(RWD:cw/112351WD #17)

SARASOTA COUNTY, FL
CLERK OF CIRCUIT COURT

96 SEP 23 PM 2:35

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RECORDS BOOK 2894 PAGE 1173



ROBERT W DARNELL
My Commission CC589157
Expires Sep. 08, 2000