Return to: 168
Lawrence M. Hankin, Esq.
2033 Main Street, Suite 400
Sarasota, Florida 34237

1050

3 Pages

4049.50

This Instrument Prepared
Without Title Examination By:
Lawrence M. Hankin, Esq.
2033 Main Street, Suite 400
Sarasota, Florida 34237

Property Appraisers Parcel
Identification Number(s):
2039-16-0005

Grantee(s) S.S.#:

97130823

** OFFICIAL RECORDS **
BOOK 3033 PAGE 2317

Doc Stamp-Deed : 4049.50
Karen E. Rushing, Sarasota Co.
By: D.C.
534809

Receipt #: 000000534809-04

THIS WARRANTY DEED, Made the 5th day of November, A.D., 1997, by **ROBERT C. COWLES,** a married person, hereinafter called the grantor, to **F. DONALD HERMAN and NANCY ANN HERMAN,** or the survivor, as Trustees of The F. Donald Herman Trust under Agreement dated August 18, 1994, as to a 50% interest, and **NANCY ANN HERMAN and F. DONALD HERMAN,** or the survivor, as Trustees of The Nancy Ann Herman Trust under Agreement dated August 18, 1994, as to a 50% interest, whose post office address is 4705 Elder Berry Drive, Sarasota, Florida 34241, 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, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

Grantors 5/12 interest in:

Commence at the Northwest corner of Block A, Re-Plat of Versailles Subdivision as recorded in Plat Book 3, Page 60, Public Records of Sarasota County, Florida; thence North 89°57'48" East along the north line of said Block A, 10 feet for a Point of Beginning. Thence continue North 89°57'48"East along said north line, 319.64feet; thence South 0°37'27"West, 135.60feet; thence South 89°57'52"West, 319.64 feet to a point on the east right-of-way line of Osprey Avenue; thence North 0°37'27"West along said right-of-way line, 135.60 feet to the Point of Beginning. Lying and being in Section 31, Township 36 South, Range 18 East, Sarasota County, Florida.

This property is not nor has it been the homestead property of the grantor nor contiguous thereto.

The property conveyed herein is the same premises described in that certain Warranty Deed recorded in O.R. Book 2566, Page 2648, of the Public Records of Sarasota County, Florida.

Granting to the Grantee (Trustee) those powers stated in Florida Statutes 689.071, including but not limited to, the power and authority to protect, conserve and to sell, encumber, or otherwise manage and dispose of the real property described therein.

SUBJECT TO Mortgage of record.

SUBJECT TO easements, restrictions and reservations of record, if any.

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, and hereby 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, 1996.

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

Signed, sealed and delivered
in the presence of:

Print Name: [illegible]

Print Name: JAN H. RICKER

ROBERT C. COWLES

4092 Southwell Way, Sarasota, FL 34241
Post Office Address

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing was acknowledged before this 5 day of November, 1997, by ROBERT C. COWLES, who is personally known to me: ✓ or who has produced a Driver's License as identification: _____.

(NOTARIAL SEAL)

LAWRENCE M. HANKIN
MY COMMISSION # CC 490671
EXPIRES: October 13, 1999
Bonded Thru Notary Public Underwriters

(Type, Print or Stamp Name of Notary)
I am a Notary Public in and for the State of Florida
and my commission expires: _____.

** OFFICIAL RECORDS **
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97 NOV -7 PM 5:15
SCOTT ELLIS
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
OFFICIAL