THIS INSTRUMENT PREPARED BY AND RETURN TO:
JOSEPH ROBACK, ESQUIRE of
FELDMAN & ROBACK
3908 - 26TH Street, West
Bradenton, Florida 34205

98004289

** OFFICIAL RECORDS **
BOOK 3056 PAGE 933

REC.:$10.50
D/S.:$ .70
Index-3.00
Grantee's S.S.#_____
D.P. #0169-10-0008
(R6578)

Receipt #: 000000547882-02
Doc Stamp-Deed : 0.70
Karen E. Rushing, Sarasota C
By: Adams D.C.

FELDMAN & ROBACK, ATTORNEYS AT LAW, 3908 - 26TH STREET WEST, BRADENTON, FLORIDA 34205, TELEPHONE (941) 756-8868

WARRANTY DEED

THIS WARRANTY DEED made the 7th day of January, 1998, by **CAROL L. TURNER a/k/a CAROL TURNER, a married woman, joined by her husband, DONALD W. TURNER,** hereinafter called the Grantor, whose post office address is: 205 Casey Key Road, Nokomis, FL 34275, to **DONALD W. TURNER,** AS TRUSTEE OF THE DONALD W. TURNER TRUST UNDER AGREEMENT DATED AUGUST 11, 1997, with full power and authority to protect, conserve, sell, lease or encumber or otherwise manage and dispose of the real property described herein, pursuant to Florida Statute 689.071 (1995), whose post office address is 205 Casey Key Road, Nokomis, FL 34275, hereinafter called the Grantee:

(Wherever 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 corporation)

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, Florida, viz:

AN UNDIVIDED 25% INTEREST IN AND TO:
Beginning at a point where the South line of Section 35, Township 38 South, Range 18 East intersects the shore of the Gulf of Mexico, thence North 15°00' West along the shore of said Gulf of Mexico 1030.5 feet to the point of beginning; thence due East 161.62 feet, thence North 19°51'00" West along the center line of county road; thence due West 145.76 feet to the waters of said Gulf of Mexico; thence 5.11°08'00" East along the water of the said Gulf of Mexico 98.44 feet to the point of beginning and containing 0.341 acres of land, excepting the right of way for county road, situated in Sarasota County, State of Florida

In the event of the resignation, or incapacitation of the Trustee herein, which incapacitation shall be evidenced by a certificate executed by not less than two physicians licensed to practice medicine, CAROL L. TURNER shall act as Successor Trustee hereunder with like powers as aforesaid. In the event of the death of DONALD W. TURNER, JILL T. LAWSON shall act as Successor Trustee hereunder with like powers as aforesaid.

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT TITLE EXAMINATION OR ISSUANCE OF TITLE INSURANCE.

SUBJECT TO reservations, restrictions and easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and easements of record.

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, 1997.

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

Signed, sealed and delivered in our presence:

Signature
JOSEPH ROBACK
Printed Name

Signature
Peggy A. Swisher
Printed Name

Carol L. Turner
CAROL L. TURNER

Donald W. Turner
DONALD W. TURNER

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me on the 9th day of January, 1998, by CAROL L. TURNER and DONALD W. TURNER, who are personally known to me or who have produced the following identification: Fla. Driver's Licenses.

Peggy A. Swisher
NOTARY PUBLIC
Printed Name: Peggy A. Swisher
My Commission Expires: 1-28-98

PEGGY A. SWISHER
MY COMMISSION EXPIRES
JANUARY 28, 1998
#CC 342327
NOTARY PUBLIC STATE OF FLORIDA

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RECORDED IN OFFICIAL RECORDS
98 JAN 14 AM 10:28
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

FELDMAN & ROBACK, ATTORNEYS AT LAW, 3908 - 26TH STREET WEST, BRADENTON, FLORIDA 34205, TELEPHONE (941) 755-8888