

173
Prepared by and Return to:
F. THOMAS HOPKINS
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
P.O. Drawer 4195
Sarasota, Florida 34230
941-366-8100

Doc Stamp-Deed: 0.70



WARRANTY DEED

GRANTOR: Charles A. Knowles, as Successor Trustee of the Verna L. Howe Revocable Trust Agreement dated December 21, 1989

GRANTEE: Charles A. Knowles

Grantee's Post Office Address: 1329 S. Lakeshore Drive
Sarasota, Florida 34231

Property Appraiser's Parcel ID No.: 2033-04-0027

Grantor, for and in consideration of the sum of \$1.00 to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, to wit:

Lot 5, West Bearded Oaks Subdivision, as per plat thereof recorded in Plat Book 18 at Pages 30, 30A and 30B of the Public Records of Sarasota County, Florida, together with the following tract:

Commence at the Southwest corner of Lot 8, West Bearded Oaks, recorded in Plat Book 18 at Pages 30, 30A and 30B of the Public Records of Sarasota County, Florida; thence N 0°27'01" E, along Westerly line of said West Bearded Oaks, 247.85 feet to the Southwest corner of Lot 5, said West Bearded Oaks for a Point of Beginning; thence continue N 0°27'01" E a distance of 75.00 feet to the Northwest corner of said Lot 5; thence N 89°32'59" W, 25.00 feet; thence S 0°27'01" W, a distance of 75.00 feet; thence S 89°32'59" E, a distance of 25.00 feet to the Point of Beginning.

This conveyance is subject to real estate taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of record, if any.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

DATED: December 18, 1998.

Witnesses:

F.T. Hopkins
Print Name: F.T. HOPKINS

Karen J. Stershic
Print Name: KAREN J. STERSHIC

Charles A. Knowles
Charles A. Knowles, as Successor Trustee of the Verna L. Howe Revocable Trust Agreement dated December 21, 1989

Address of Grantor:
1329 S. Lakeshore Drive
Sarasota, Florida 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 21st day of Dec., 1998, by Charles A. Knowles, as Successor Trustee of the Verna L. Howe Revocable Trust Agreement dated December 21, 1989 [] who is personally known to me; or [☒] who has produced a driver's license as identification.



Karen J. Stershic
MY COMMISSION # CC629027 EXPIRES
March 31, 2000
BONDED THRU TROY PAW INSURANCE, INC.

Karen J. Stershic
Print Name: _____
Notary Public
My Commission Expires: _____