

98-1230-LL
Return To
Executive Title
Bee Ridge Rd., Suite 301
Sarasota, FL 34239
Prepared By 2300
1409

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998173854 2 PGS
1998 DEC 30 02:28 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#063804
Doc Stamp-Deed: 0.70

incidental to the issuance of a title insurance policy.
File #:
Parcel ID #:
Grantee(s) SS #:

10/30
10/10

**QUIT CLAIM DEED
(INDIVIDUAL)**

This QUIT CLAIM DEED, dated December 21, 1998
by
DIANA L. KAHLBERG, Trustee of the DIANA L. KAHLBERG REVOCABLE LIVING TRUST DATED 7/29/94

whose post office address is 100 - Ocean Place
Sarasota, FL 34242

hereinafter called the GRANTOR, to
DIANA LEE KAHLBERG

whose post office address is 100 - Ocean Place
Sarasota, FL 34242

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 corporations.)
WITNESSETH: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTEE has in and to the following described lot, piece or parcel of land, situate, lying and being in Sarasota County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO

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 GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: Laurie S. Lynn
Signature: [Signature]
Print Name: Mypa A Kellner

[Signature]
DIANA L. KAHLBERG, Trustee

State of Florida
County of Sarasota

I am a notary public of the state of Florida, and my commission expires:
THE FOREGOING INSTRUMENT was acknowledged before me on 12/21/98 by

DIANA L. KAHLBERG, Trustee

who is personally known to me or who has produced drivers license identification and who did not take an oath.

Signature: [Signature]
Print Name:

Notary Public
Notary Seal

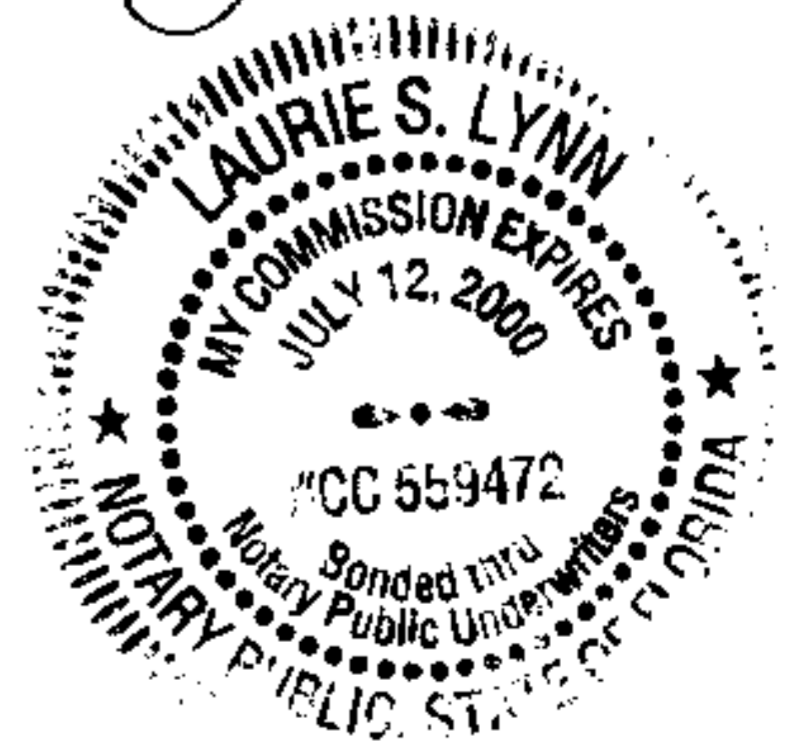


EXHIBIT "A"

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 Northerly and Southerly 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 South 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.

JET:00981KKCMT