c 3
NC. 15.00
DS 1057.00

1999047577

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999047577 3 PGS
1999 APR 07 04:21 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCLINGER Receipt#093220

Doc Stamp-Deed: 1,057.00

This Instrument Prepared By:
Jan W. Pitchford, Esquire
Abel, Band, Russell, Collier,
Pitchford & Gordon, Chartered
P.O. Box 49948
Sarasota, FL 34230-6948

RETURN TO: ABEL, BAND, ET AL
PU
PG 72-5

011

WARRANTY DEED

This Warranty Deed is made by Maggio, Inc., a Florida corporation, hereinafter referred to as "Grantor," to Michael D. Maggio, as Trustee of The Michael D. Maggio Revocable Trust u/a/d November 6, 1998, whose Social Security Number is [redacted] and whose post office address is 4198 Losillias Drive, Sarasota, Florida 34238, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

See Exhibit "A" attached hereto and made a part hereof.

The Property Appraiser's Parcel Identification Number of the above described real property is 111-01-0034.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby confers upon the Grantee as Trustee, 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 proeprty described herein and all other powers without limitation, provided for in Florida Statute 689.071.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 30th day of March, 1999.

WITNESSES:

Print Name Josanne J Maggio

Print Name Anita Nunez

Maggio, Inc., a Florida corporation

Michael D. Maggio, as its President
Address: 7126 Beneva Road
Sarasota, Florida 34238

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30th day of March, 1999, by Michael D. Maggio, as President of Maggio, Inc., a Florida corporation, on behalf of the corporation.

Notary Public
Print Name: Anita Nunez
My Commission Expires: Dec. 26, 2001

Personally Known X (OR) Produced Identification ___
Type of identification produced _____

Anita Nunez
MY COMMISSION # CC705178 EXPIRES
December 24, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

(JWP\nf\8972-5\WD.3)

EXHIBIT "A"

Commence at the Northeast corner of Section 21, Township 37 South, Range 18 East, Sarasota County, Florida; thence North 89 deg. 22' 36" West along Northerly line of said Section 40.0 feet to Westerly Right of Way line of Beneva Road; thence South 0 deg. 10' 07" East along Beneva Road, 0.62 feet; thence continue along Beneva Road South 0 deg. 21' 15" East, 151.65 feet to Southerly Right of Way line of Gulf Gate Drive (80 feet wide); thence continue South 0 deg. 21' 15" East, along Beneva Road 500.50 feet for a Point of Beginning; thence continue South 0 deg. 21' 15" East along Beneva Road, 100.50 feet; thence North 89 deg. 38' 34" West, 270.0 feet; thence North 0 deg. 21' 15" West, 100.50 feet; thence South 89 deg. 38' 34" East, 270.0 feet to the Point of Beginning. Lying and being in Section 21, Township 37 South, Range 18 East, Sarasota County, Florida.