

DOC TAX \$5,530.00

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Prepared by and return to:  
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RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1999106739 1 PG  
1999 AUG 04 04:30 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#127135  
Doc Stamp-Deed: 5,530.00

## Warranty Deed

**This Indenture**, made August 4, 1999, by and between WILLARD E. KRUEGER and GERTRUDE S. KRUEGER, husband and wife, hereinafter referred to as Grantor, whose post office address is 5686 Country Lake Drive, Sarasota, Florida 34243, and PAUL E. PHILLIPS, as Trustee of the Paul E. Phillips Trust, dated April 20, 1992, as amended under Restated Declaration of Trust, dated June 8, 1998, hereinafter referred to as Grantee, whose post office address is 731 Key Royale Drive, Holmes Beach, Florida 34217.

**Witnesseth:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Lots 14, 15 and 16, Block 62, RESUBDIVISION OF BLOCKS 50, 57, 59, 60, 61, 62 and 63, PLAT NO. 3, JOHN RINGLING ESTATES, S INC., LIDO BEACH DIVISION B, as per plat thereof recorded in Plat Book 2, Page 208, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.071, Florida Statutes. The interest of any beneficiary under the Trust shall be personal property only.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

1999106739

**In Witness Whereof**, Grantor has signed and sealed this deed the date above written.

WITNESSES:

[Signature]  
Signature of Witness

[Signature] (SEAL)  
WILLARD E. KRUEGER

Gertrude S. Krueger  
Print Name of Witness

[Signature] (SEAL)  
GERTRUDE S. KRUEGER

[Signature]  
Signature of Witness

Michele B. Grimes  
Print Name of Witness

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of August 1999 by WILLARD E. KRUEGER and GERTRUDE S. KRUEGER, husband and wife, who are personally known to me or who have produced Fla. driver's licenses as identification. If no type of identification is indicated, the above-named persons are personally known to me.



(Notary Seal)

[Signature]  
Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.