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KAREN E. RUSHING
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SARASOTA COUNTY, FLORIDA
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THIS INSTRUMENT PREPARED BY:
ROBERT J. DeBOER, ESQ
KANETSKY, MOORE & DeBOER, P.A
227 NOKOMIS AVENUE SOUTH
VENICE, FL 34285



2000062143

WARRANTY DEED

Parcel ID Number: 387-13-0001
Grantee #1 TIN:

This Indenture, Made this 10 day of May, 2000, between

FANNY CURRY, unremarried widow and surviving spouse of ROBERT WILSON
CURRY, deceased

grantors, and

FANNY CURRY

whose address is: 500 R & F Ranch Road, Nokomis, FL 34275

grantee, as to a life estate interest, without any liability for waste, with full power and authority to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom. Upon the death of the last life tenant to die, the remainder, if any, in fee simple, to the person named hereinafter: MINDY MAZUR.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10 00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

See legal description attached hereto marked Exhibit "A" and incorporated herein by reference.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the year 2000.

The Grantors hereby certifies that she was married continuously and without interruption to ROBERT WILSON CURRY from the time they obtained title to the above-described property until the date of his death.

EXAMINATION OF TITLE TO THE SUBJECT PROPERTY WAS NOT UNDERTAKEN IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT.

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

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

EXHIBIT "A"

Lot 12, WOODLAND ACRES, according to the Plat thereof recorded in Plat Book 20, page 3, of the Public Records of Sarasota County, Florida

LESS THE FOLLOWING DESCRIBED PARCELS DEEDED TO SARASOTA COUNTY, FLORIDA.

Parcel #1

That part of the Northwest Quarter (1/4) of Section 33, Township 38 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Northwest Quarter (1/4) of said Section 33; thence run North 00°37'52" East along the West line of said Section 33 for a distance of 716.78 feet; thence run South 89°42'21" East for a distance of 43.48 feet, thence run South 01°28'28" West for a distance of 722.85 feet, thence run North 89°34'59" West for a distance of 32.83 feet, thence run North 00°36'23" East along the West line of Section 33 for a distance of 5.86 feet to the Point of Beginning. (Per Quit-Claim Deed recorded in O.R. Book 2877, page 393, of the Public Records of Sarasota County, Florida)

Parcel #2

That part of Lot 12, WOODLAND ACRES, according to the plat thereof recorded in Plat Book 20, page 3, of the Public Records of Sarasota County, Florida, being more particularly described as follows.

Commence at the Southwest corner of the Northwest Quarter (1/4) of Section 33, Township 38 South, Range 19 East; thence run North 00°37'52" East along the West line of Section 33 for a distance of 325.85 feet, thence run South 89°22'08" East for a distance of 41.50 feet to the POINT OF BEGINNING; thence run North 00°37'52" East for a distance of 257.02 feet; thence run North 01°28'28" East along the apparent West line of Lot 12 for a distance of 74.18 feet; thence run South 89°42'21" East along the apparent North line of Lot 12 for a distance of 25.00 feet; thence run South 01°28'28" West for a distance of 74.33 feet; thence run South 00°37'52" West for a distance of 257.02 feet; thence run North 89°22'08" West for a distance of 25.00 feet to the POINT OF BEGINNING. (Per Warranty Deed recorded in O R Book 2877, page 399, of the Public Records of Sarasota County, Florida)

Parcel #3

That part of Lot 12, WOODLAND ACRES, according to the plat thereof recorded in Plat Book 20, page 3, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter (1/4) of Section 33, Township 38 South, Range 19 East, thence run South 00°36'23" West along the West line of said Section 33 for a distance of 5.86 feet; thence run South 89°34'59" East for a distance of 32.83 feet to the apparent Southwest corner of Lot 12 and the POINT OF BEGINNING; thence run North 01°28'28" East along the apparent West line of said Lot 12 for a distance of 588.67 feet; thence run South 00°37'52" West for a distance of 582.86 feet, thence run South 00°36'23" West for a distance of 5.71 feet to the intersection with the apparent South line of said Lot 12; thence run North 89°34'59" West along said South line for a distance of 8.67 feet to the POINT OF BEGINNING. (Per Warranty Deed recorded in O.R. Book 2877, page 402, of the Public Records of Sarasota County, Florida)

Warranty Deed - page 2

Witnesses:

Nancy Johnson
Print Name
Witness **NANCY JOHNSON**

Fanny Curry
FANNY CURRY, unmarried widow and
surviving spouse of ROBERT WILSON
CURRY, deceased

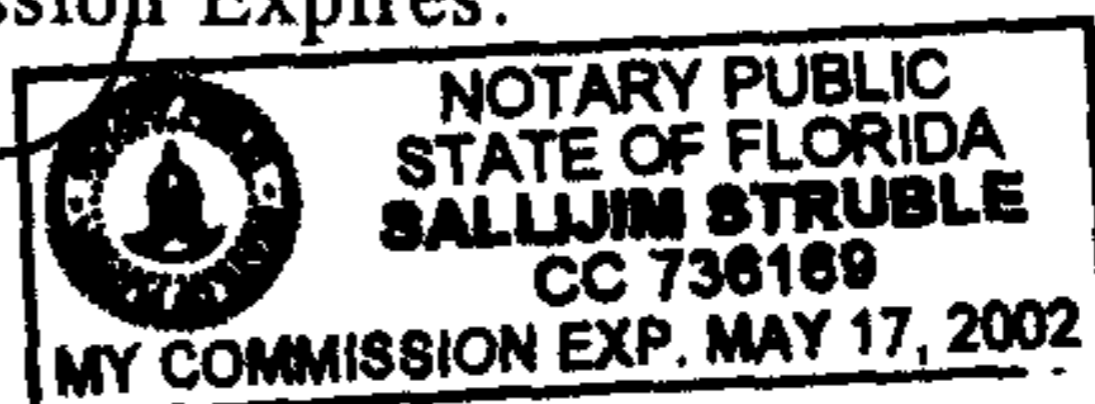
Sally Struble
Print Name
Witness **SALLY STRUBLE**

Address: 500 R & F Ranch Road
Nokomis, FL 34275

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10 day of May, 2000, by FANNY CURRY, unmarried widow and surviving spouse of ROBERT WILSON CURRY, deceased, who is personally known to me or produced a Florida Drivers License as identification,

Sally Struble
Print Name: **SALLY STRUBLE**
NOTARY PUBLIC
My Commission Expires:



File #2852.00