



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2001006270 3 PGS  
2001 JAN 16 01:43 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
RKRONENW Receipt#004083

Doc Stamp-Deed: 5,005.00

3  
Prepared by and return to  
ROBERT J. DeBOER /180  
Attorney at Law  
KANETSKY, MOORE & DEBOER, P.A.  
227 Nokomis Avenue South  
Venice, Florida 34285

File Number 12694.01  
Will Call No. 180

Parcel Identification No 407-09-0002

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REC 13.00  
STAMP 5005.00  
TRUST 2.00

## Warranty Deed

(STATUTORY FORM - SECTION 689 02, F S )

This Indenture made this 11th day of January, 2001 between RUDY GEE SALES CORPORATION, a New York corporation, whose post office address is 5951 Gulf of Mexico Drive, Longboat Key, Florida 34228 of the County of Sarasota, State of Florida, grantor\*, and

TERRY R. HOMEWOOD, a married man, whose post office address is 613 Elba Drive, Nokomis, Florida 34275 of the County of Sarasota, State of Florida, grantee\*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10 00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 1, CATHERINE SUBDIVISION, according to the plat thereof recorded in Plat Book 36, pages 2, 2A and 2B, of the Public Records of Sarasota County, Florida.

Subject only to the easements, restrictions and matters shown on the above-referenced plat, as well as on Exhibit "A" attached hereto and made a part hereof, and taxes beginning with the current year.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires

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

Signed, sealed and delivered in our presence.

Witness Name: JOHN J. SUMNER, JR.  
  
Witness Name: R. J. DeBoer

RUDY GEE SALES CORPORATION  
a New York corporation

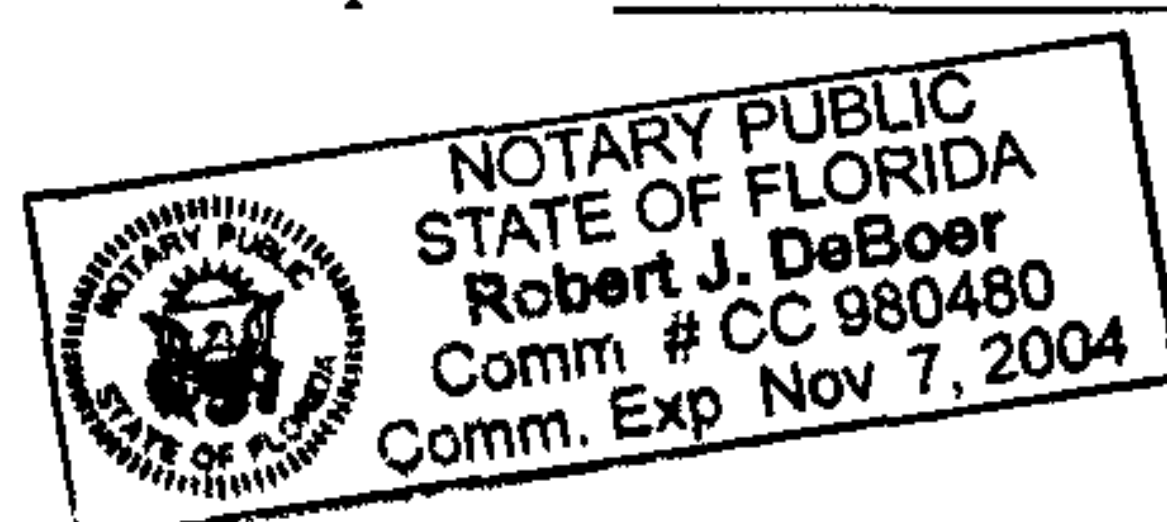
By   
BRUCE SANDS, as President

(Corporate Seal)

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 11 day of January, 2001 by BRUCE SANDS, President of RUDY GEE SALES CORPORATION, a New York corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced a driver's license as identification

Notary Public  
Printed Name. \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



OFFICIAL RECORDS INSTRUMENT # 2001006270 3 PGS  
EXHIBIT "A"

Agreements with the City of Venice, dated May 9, 1972, recorded in Official Records Book 965, Page 2042; dated November 13, 1973, recorded in Official Records Book 1028, Page 111; and dated October 14, 1980, recorded in Official Records Book 1399, Page 498, of the Public Records of Sarasota County, Florida.

- (a) Subject to all matters shown on the Plat of Howard's Subdivision, as recorded in Plat Book 27, Pages 18 and 18A, of the Public Records of Sarasota County, Florida, including the following:
- (i) A 20 foot drainage along the Southerly lot line of captioned property.
  - (ii) A 30 foot ingress and egress easement along Easterly lot line of captioned property.
- (b) Subject to all matters shown on the Plat of Catherine Subdivision, as recorded in Plat Book 36, Pages 12, 12A and 12G, of the Public Records of Sarasota County, Florida, including the following:

An ingress and egress easement being more particularly described as follows:

Begin at aforementioned point "A", thence North 0 degrees 10'17" East, 35.00 feet; thence South 89 degrees 55'34" East, 63.00 feet; thence South 0 degrees 10'17" West, 35.00 feet to intersect the Northerly right-of-way line of Hauser Lane; thence North 89 degrees 55'34" West, along said Northerly right-of-way line, 53.00 feet to the Point of Beginning.

Grant of a 10 foot wide Water and Sewer Easement to Catherine Mauro over, under and across that portion of the captioned property described as follows:

A strip of land, 10.0 feet wide, situate in Section 7, Township 39 South, Range 19 East, Sarasota County, Florida, being a part of Lot 4, Howards Subdivision as recorded in Plat Book 27, Page 18, of the Public Records of Sarasota County, Florida, whose centerline is more particularly described as follows:

Commence at the Northeast corner of said Lot 4; thence Southeasterly along a curve to the right at the Westerly right-of-way line of U.S. Highway #41 having a radius of 1829.86 feet for an arc distance of 15.89 feet through a central angle of 0 degrees 29'52" to the Point of Beginning; thence along said centerline the following courses: South 80 degrees 30'00" West, 138.37 feet to a Point "A", North 89 degrees 49'43" West, 141.00 feet and North 48 degrees 30'00" West 89.00 feet for a point of termination, said point lying South 57 degrees 19'56" East, 211.41 feet from the Northwest corner of said Lot 4; thence continue along said centerline from the aforesaid Point "A", South 89 degrees 49'43" East, 143.71 feet for a point of termination, said point lying Southeasterly along a curve to the right having a radius of 1829.86 feet for an arc distance of 40.26 feet through a central angle of 1 degrees 15'38",

as set forth in Official Records Book 1971, Page 2149, of the Public Records of Sarasota County, Florida.

Telephone Distribution Easement over, under and across the Southerly 10 feet of the Easterly 300 feet of the captioned property, as set forth in Official Records Book 1972, Page 1201, of the Public Records of Sarasota County, Florida.

Subject to that certain Drainage Easement as created in that certain Warranty Deed recorded in Official Records Book 2278, Page 1043, of the Public Records of Sarasota County, Florida, over, under and across the following portion of the captioned property:

All that part of Lot 4, Howard's Subdivision, according to the Plat thereof as recorded in Plat Book 27, Pages 18 and 18A, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 4; thence South 89 degrees 49'43" East along the Northerly line of said Lot 4 a distance of 158.31 feet; thence South 00 degrees 10'17" West, a distance of 117.88 feet for a Point of Beginning; thence continue South 00 degrees 10'17" West a distance of 0.70 feet; thence North 89 degrees 49'43" West a distance of 38.00 feet; thence South 00 degrees 10'17" West a distance of 114.00 feet; thence South 89 degrees 49'43" East a distance of 38.00 feet; thence North 00 degrees 10'17" East a distance of 104.70 feet; thence South 89 degrees 49'43" East a distance of 65.00 feet; thence North 00 degrees 10'17" East a distance of 10.00 feet; thence North 89 degrees 49'43" West a distance of 65.00 feet to the Point of Beginning.

Grant of Easement to Storer Cable TV of Florida, Inc., as set forth in Official Records Book 2321, Page 2445, of the Public Records of Sarasota County, Florida.

Any lien arising under Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water system, sewer system or gas system servicing the lands described herein.



**State of New York  
Department of State**

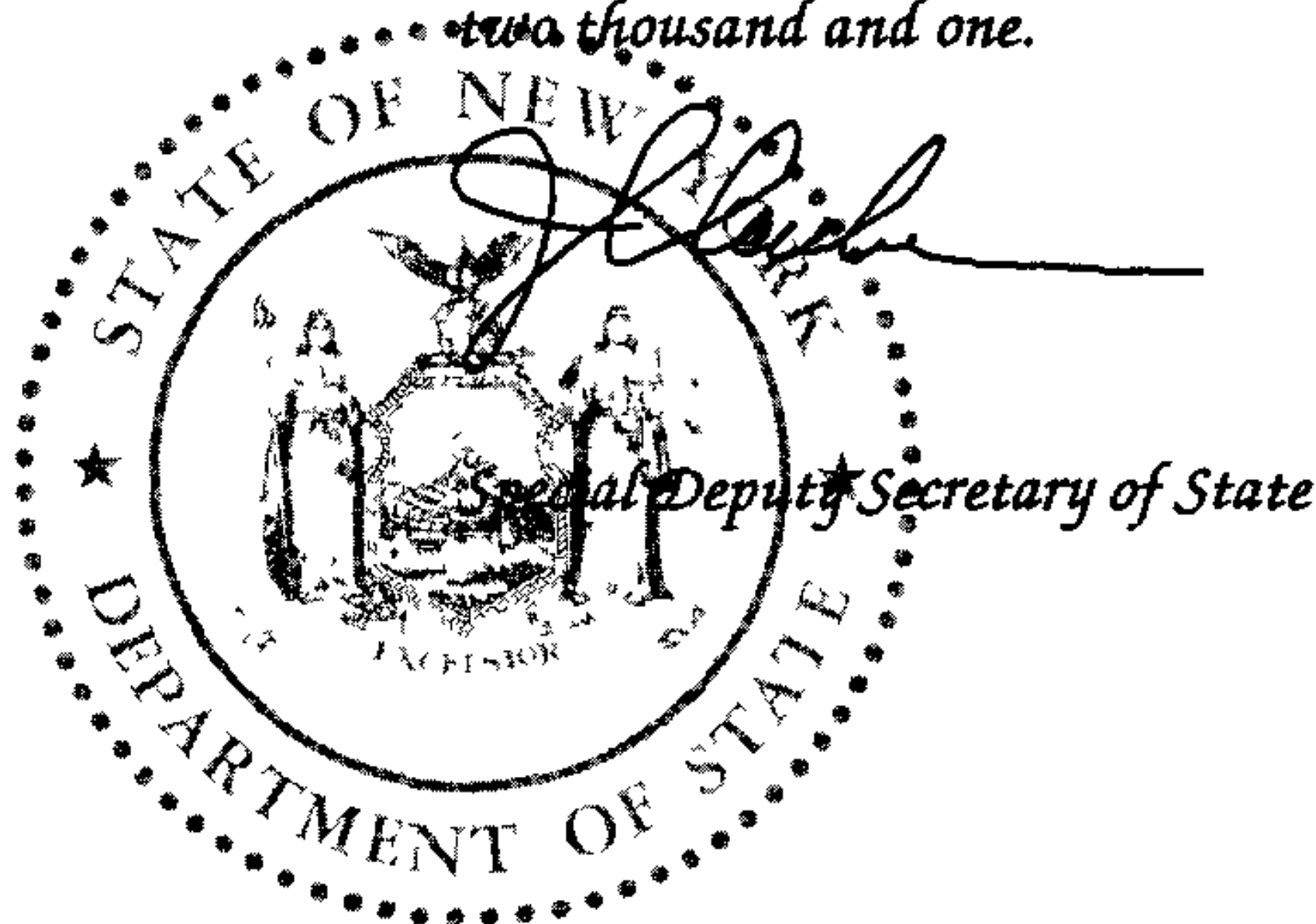
ss:

I hereby certify, that the Certificate of Incorporation of RUDY-GEE SALES CORP. was filed on 12/31/1974, with perpetual duration, and that a diligent examination has been made of the Corporate index for documents filed with this Department for a certificate, order, or record of a dissolution, and upon such examination, no such certificate, order or record has been found, and that so far as indicated by the records of this Department, such corporation is a subsisting corporation.

The Biennial Statement is past due.

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*Witness my hand and the official seal  
of the Department of State at the City  
of Albany, this 08th day of January  
two thousand and one.*



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