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INSTRUMENT # 2001072329 2 PGS
2001 MAY 23 05:08 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#048231
Doc Stamp-Deed: 4,900.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JOHN D. DUMBAUGH, ESQ.
SYPRETT MESHAD RESNICK, LIEB,
1900 RINGLING BOULEVARD
SARASOTA, FLORIDA 34236



Property Appraisers Parcel Identification (Folio) Numbers

Grantees SS #s. [REDACTED]

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 22nd day of May, A.D. 2001 by **JAMES H. LANIER**, herein called the grantor, to **NICHOLAS J. NEUTZLING and ROSEMARY NEUTZLING**, husband and wife whose post office address is **7869 Saddle Creek Trail, Sarasota, FL 34241**, hereinafter called the Grantees

(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 the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in SARASOTA County, State of Florida, viz

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to easements, restrictions and reservations of record and to taxes for the year 2001 and thereafter.

Grantor herein hereby certifies that the above described property does not constitute his/her homestead, nor the homestead of any member of his/her family, nor is it contiguous thereto.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD, the same in fee simple forever

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
John D. Dumbaugh
Witness #1 Printed Name

[Signature]
Witness #2 Signature
Hugh M. Theetens Jr.
Witness #2 Printed Name

[Signature] L.S.
JAMES H. LANIER
8510 Coash Lane, Sarasota, FL 34241

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this 22nd day of May, 2001 by **JAMES H. LANIER** who is personally known to me ~~or has produced~~ _____ as identification

SEAL

My Commission Expires

[Signature]
Notary Signature

Printed Notary Signature

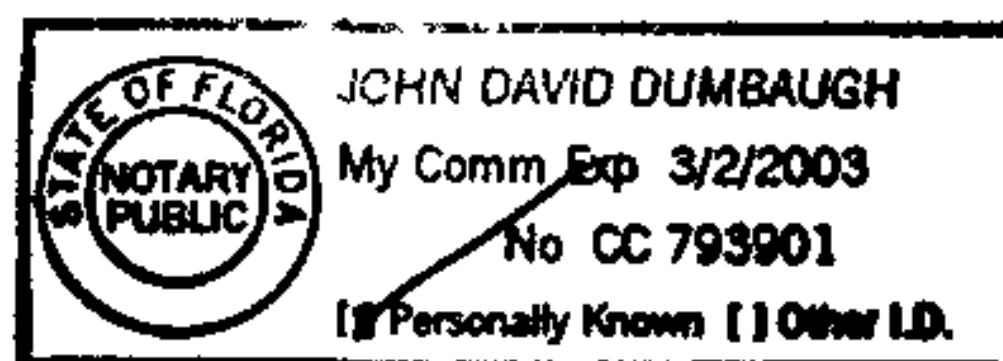


EXHIBIT "A"

(O. R. Book 1084, Page 351)

Part of Lot 10, Block 1, GULF GATE MANOR, UNIT NO 1, and other lands the whole of which is described as follows: Begin at most Southerly corner of Lot 10, Block 1, Gulf Gate Manor, Unit No. 1, as per Plat thereof recorded in Plat Book 16, Page 33-A, of the Public Records of Sarasota County, Florida; thence N 39° 36' 08" E along Southeasterly line of said Lot 10, 21.11 feet for a Point of Beginning; thence continue N 39° 36' 08" E, 100 feet, thence N 50° 23' 52" W, 150 feet to Southeasterly right-of-way line of Stickney Point Road (100' wide); thence S 39° 36' 08" W along said right-of-way line, 100 feet; thence S 50° 23' 52" E, 150 feet to the Point of Beginning

(OR Book 1103, Page 1931)

A part of Lot 10, Block 1, GULF GATE MANOR, UNIT NO. 1, and other lands, the whole of which is described as follows: Commence at the most Southerly corner of Lot 10, Block 1, GULF GATE MANOR, UNIT NO 1, as per Plat thereof recorded in Plat Book 16, Page 33-A, of the Public Records of Sarasota County, Florida, Thence N 39° 36' 08" E along the SE'ly line of said Lot 10, 121.11 feet for a Point of beginning, thence continue N 39° 36' 08" E, 60.0 feet; thence N 50° 23' 52" W, 150.0 feet to SE'ly right-of-way line of Stickney Point Road (State Road 72) (100 feet wide); thence S 39° 36' 08" W along said right-of-way line, 60.0 feet; thence S 50° 23' 52" E, 150.0 feet to the Point of beginning. All lying and being in Section 17, Township 37 South, Range 18 East, Sarasota County, Florida

(O R. Book 1184, Page 1139)

Lot 10, Block 1, GULF GATE MANOR, UNIT NO 1, as per Plat thereof recorded in Plat Book 16, Page 33-A, of the Public Records of Sarasota County, Florida, LESS that portion of said Lot 10 as described in Official Record Book 704, Page 528, of said Records. ALSO and together with the following described lands: From the most Southerly corner of said Lot 10, run thence North 0° 03' 18" East along the West line of said Lot 10, 157.06 feet for a Point of Beginning; thence North 50° 23' 52" West, 50 feet to the Southeasterly right-of-way line of Stickney Point Road (100 feet wide); thence North 39° 36' 08" East along said right-of-line 60 55 feet to the Northwest corner of said Lot 10; thence South 0° 03' 18" West along the West line of said Lot 10, 78 53 feet to the Point of beginning, lying and being in the NE 1/4 of Section 17, Township 37 South, Range 18 East, Sarasota County, Florida, LESS

A part of Lot 10, Block 1, GULF GATE MANOR, UNIT NO. 1, and other lands, the whole of which is described as follows: Commence at the most Southerly corner of Lot 10, Block 1, GULF GATE MANOR, UNIT NO 1, as per Plat thereof recorded in Plat Book 16, Page 33-A, of the Public Records of Sarasota County, Florida, Thence N 39° 36' 08" E along the SE'ly line of said Lot 10, 121.11 feet for a Point of beginning; thence continue N 39° 36' 08" E, 60 0 feet; thence N 50° 23' 52" W, 150.0 feet to SE'ly right-of-way line of Stickney Point Road (State Road 72) (100 feet wide); thence S 39° 36' 08" W along said right-of-way line, 60 0 feet, thence S 50° 23' 52" E, 150.0 feet to the Point of beginning. All lying and being in Section 17, Township 37 South, Range 18 East, Sarasota County, Florida.