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REC 15.00
STAMPS .70

RECORDED IN OFFICIAL RECORDS (2)
INSTRUMENT # 2001165922 3 PGS
2001 NOV 15 05:43 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
LKKOHN Receipt#105799

173
Prepared by & Return to
F THOMAS HOPKINS
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
P O Drawer 4195
Sarasota, Florida 34230
941-366-8100
40905-51615

Doc Stamp-Deed: 0.70



WARRANTY DEED TO TRUSTEE

GRANTOR. Diana Lee Kahlenberg, as Trustee of the Diana L. Kahlenberg Revocable Trust dated July 29, 1994, and under Deed recorded as O.R. Instrument #1999001954 of the Public Records of Sarasota County, Florida

GRANTEE. Diana L. Kahlenberg as Trustee under unrecorded Trust Agreement dated October 10, 2001

Grantee's Post Office Address 100 Ocean Place
Sarasota, FL 34242

Property Appraiser's Parcel ID No.. 0079-06-0033

Grantor, for and in consideration of the sum of \$1.00, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, to-wit:

THE PROPERTY DESCRIBED IN ATTACHED EXHIBIT "A"

**THIS CONVEYANCE IS EXEMPT FROM DOCUMENTARY
STAMP TAX UNDER RULE 12B-4.013(32)(A), FLORIDA
ADMINISTRATIVE CODE.**

**NOTE TO PROPERTY APPRAISER: DIANA L. KAHLENBERG,
THE GRANTOR, IS RETAINING THE BENEFICIAL INTEREST
IN AND LIFE USE OF THIS PROPERTY.**

This conveyance is subject to real estate taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and mortgages, easements, restrictions and reservations of record, if any.

This deed hereby confers on the Trustee the power and authority to protect, conserve, sell, lease, encumber, and otherwise to manage and dispose of the real property described in this Deed, all in accordance with Section 689 071, Florida Statutes

The Trustee hereunder may resign. In the event of the death, incapacity or resignation of the Trustee, the Trust instrument provides for a mechanism for the appointment of the successor or substitute trustee hereunder, as the case may be. Third parties shall not be obligated to ascertain whether any successor or substitute trustee has been properly appointed under the Trust instrument. Upon the resignation, death or incapacity of the Trustee, the recording of an Affidavit in the public records of the county in which the property is located, by such successor or substitute Trustee and by an attorney duly licensed to practice law in Florida reciting that the predecessor Trustee has either resigned, died or become incapacitated, and that the successor or substitute trustee has been duly appointed, shall be conclusive evidence in favor of every person dealing with such successor or substitute Trustee in relation to said real estate of such fact, and that such successor or substitute Trustee is fully vested with all the right, title, estates, powers, authorities, duties and privileges of the predecessor Trustee and of the trust.

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

Dated: ~~October~~ ^{November} 8, 2001.

Witnesses.

[Signature]
Print Name F. Thomas Hopkins

[Signature]
Diana Lee Kahlenberg as Trustee described above

[Signature]
Print Name: Karen J. Stershic

Address of Grantor.
100 Ocean Place
Sarasota, FL 34242

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 8th day of ~~October~~ ^{Nov}, 2001, by Diana Lee Kahlenberg, as Trustee of the Diana L. Kahlenberg Revocable Trust dated July 29, 1994, [] who is personally known to me; or [✓] who has produced a driver's license as identification



Karen J Stershic
MY COMMISSION # CC908913 EXPIRES
March 31, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

[Signature]
Print Name: _____
Notary Public
My Commission Expires: _____

Lot 4 of OUT OF DOOR SCHOOL SUBDIVISION, as per plat thereof recorded in Plat Book 4, Page 96, Public Records of Sarasota County, Florida, being a part of U.S. Government Lot 6, in Section 1, Township 37 South, Range 17 East, together with any land lying between the Northerly and Southerly line of said lot, extended Westerly and between the Westerly line of said Lot 4 and the waters of Big Sarasota Pass, together with all riparian rights thereunto appertaining on Big Sarasota Pass and Fiddler's Bayou.

ALSO: Begin at the Southeast corner of Lot 4 of Out of Door School Subdivision, as recorded in Plat Book 4, Page 96, of the Public Records of Sarasota County, Florida; thence North 14 deg. 25' East 159.5 feet more or less to the waters of Fiddlers Bayou; thence Southeasterly along shore of said bayou a distance of 40 feet; thence South 15 deg. 45' West 132.75 feet more or less passing a concrete monument at 66.375 feet; thence North 72 deg. 30' West 26 feet to point of beginning; being a part of Lot 5, Out of Door School Subdivision, as per plat thereof recorded in Plat Book 4, Page 96, of the Public Records of Sarasota County, Florida.

ALSO: An easement created by instrument dated January 14, 1955, recorded in Deed Book 339, Page 540, of the Public Records of Sarasota County, Florida, for private road and right of way purposes, upon, over and across the following described property in Sarasota County, Florida, to-wit: From an iron pipe on the Southeasterly line of Lot 6, plat of Out of Door School Subdivision (see Public Records of Sarasota County, Florida, Plat Book 4, Page 96), which iron pipe is also the Westerly corner of Lot 9, Fiddler's Bayou Subdivision (See Public Records of Sarasota County, Florida, Plat Book 4, Page 91) run South 45 deg. 30' West on said Southeasterly line of Lot 6 produced 40 feet to an iron pipe for point of beginning (a concrete monument bears South 22 deg. 39' East distant 0.6 feet from said iron pipe); thence from said iron pipe run North 22 deg. 39' West 137.9 feet to a concrete monument; thence North 16 deg. 16' West 100 feet to a concrete monument; thence North 17 deg. 30' East 43.8 feet to a concrete monument at the SE corner of Lot 4 of Out of Door School Subdivision; thence North 59 deg. 10' West 40 feet to an iron pipe; thence South 0 deg. 21' East 62 feet to an iron pipe on the Easterly line of Lot 3 of Out of Door School Subdivision; thence South 16 deg. 16' East 107.5 feet to an iron pipe; thence South 22 deg. 39' East 146.6 feet to an iron pipe which bears South 45 deg. 30' West from point of beginning; thence continue South 22 deg. 39' East to the westerly right of way line of Ocean Boulevard; thence Northeasterly along Ocean Boulevard to a point which bears South 22 deg. 39' East from point of beginning; thence North 22 deg. 39' West to point of beginning.