

Rec 10.50
Doc 840.-
779✓
Terri Reese
Chelsea Title Company
189 Center Road
Venice, FL 34292
incidental to the issuance of a title insurance policy
File Number 02-1613
Parcel ID # 440-04-0002
Grantee(s) SS # [REDACTED]

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002135653 2 PGS
2002 AUG 20 01:25 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#207274
Doc Stamp-Deed: 840.00

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated AUGUST 14 2002 by
CARL L. KOCHMIT AND BARBARA K. KOCHMIT, HUSBAND AND WIFE
whose post office address is

1625 Raintree Lane, Venice FL 34293
hereinafter called the GRANTOR, to

JAMES S. KRAUT and MARYANN KRAUT, husband and wife

whose post office address is:

428 Palmetto Ct. Venice FL 34285
hereinafter called the GRANTEE



(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10 00 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, Florida, viz
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2002 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

The above described property is vacant land.

Grantors hereby warrant that the property described in this instrument is not their constitutional homestead as provided by the Florida Constitution.

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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, that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES

Signature

Print Name

Kevin R. Daut
Witness # 1

CARL L KOCHMIT
CARL L KOCHMIT

Signature

Print Name

Theresa A Reese
Witness # 2

BARBARA K KOCHMIT
BARBARA K KOCHMIT

State of **Florida**
County of **Sarasota**

I am a notary public of the State of **Florida** and my commission expires 14, 2002 by
THE FOREGOING INSTRUMENT was acknowledged before me on AUGUST 14, 2002 by
BARBARA K. KOCHMIT and CARL L. KOCHMIT, HUSBAND AND WIFE

who is personally known to me or who has produced **driver license** as identification and who **did** take an oath

Notary Seal

Signature

Print Name

Theresa A Reese
Notary Public



Theresa A. REESE
Notary Public, State of Florida
My Comm. Exp. Sept. 25, 2003
Comm. No. CC 863408

EXHIBIT "A"

A PARCEL OF LAND IN SECTION 23, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF SAID SECTION 23, SOUTH 00°43'20" WEST, 2494.74 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF INDIAN HILLS BLVD.; THENCE ALONG SOUTHERLY RIGHT OF WAY LINE OF INDIAN HILLS BLVD. FOR THE NEXT FOUR (4) CALLS, SOUTH 89°16'40" EAST, 127.70 FEET; THENCE, NORTH 79°39'54" EAST, 97.82 FEET; THENCE, SOUTH 89°16'40" EAST, 496.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INDIAN HILLS BLVD.; SOUTH 89°16'40" EAST, 255.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 89°37'23", A RADIUS OF 25.00 FEET, FOR AN ARC DISTANCE OF 39.11 FEET TO THE POINT OF TANGENCY AND TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE PROPOSED VENICE EAST BLVD. (140' RIGHT OF WAY); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF PROPOSED VENICE EAST BLVD. FOR THE NEXT TWO (2) CALLS, SOUTH 00°20'43" WEST, 364.75 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 7°37'21", A RADIUS OF 1570.00 FEET, FOR AN ARC DISTANCE OF 208.87 FEET; THENCE ALONG A LINE RADIAL TO THE PREVIOUSLY DESCRIBED CURVE, SOUTH 82°43'22" WEST, 296.49 FEET; THENCE NORTH 00°20'43" EAST, 639.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.0005 ACRES, MORE OR LESS

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