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Return to:
Name:
Address:

This Instrument Prepared by:
Diana L. Kahlenberg
100 Ocean Place
Sarasota, FL 34242

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003036042 2 PGS
2003 FEB 25 05:28 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TFERNAND Receipt#282661

Property Appraisers Parcel I.D. (Folio) Number(s):
79-06-0033
Grantee(s) S.S.#(s):

Doc Stamp-Deed: 0.70



QUITCLAIM DEED
(INDIVIDUAL)

THIS INDENTURE, Made this 21 day of February, 2003, by and between **Diana L. Kahlenberg, a single woman**, whose post office address is: 100 OCEAN PLACE SARASOTA, FL. 34242-1327, hereinafter referred to as GRANTOR, and

Diana L. Kahlenberg, as Trustee under Agreement dated October 10, 2001, conferring and granting onto the Trustee herein the full power and authority either to protect, conserve and to sell, lease or to encumber or otherwise manage and dispose of the real property herein described, whose post office address is: 100 Ocean Place Sarasota, FL. 34242-1327, hereinafter referred to as GRANTEE:

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Sarasota County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: [Signature]
Witness Printed Name: Kelly L. Hardy

[Signature]
Diana L. Kahlenberg

Witness Signature: [Signature]
Witness Printed Name: Karen L. Granger

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 21st day of February, 2003, by **Diana L. Kahlenberg**. He/she is personally known to me or have produced driver license(s) as identification.

My Commission Expires:

[Signature]
Printed Name: Karen L. Granger
Notary Public
Serial Number CC 844491



Karen L. Granger
MY COMMISSION # CC844491 EXPIRES
June 22, 2003
BONDED THRU TROY FAIR INSURANCE, INC.

SCHEDULE A

INSTRUMENT # 2003036042
2 PGS

Lot 4, 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 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 $14^{\circ} 25'$ East 159.5 feet more or less to the waters of Fiddler's Bayou; thence Southeasterly along shore of said bayou a distance of 40 feet; thence South $15^{\circ} 45'$ West 132.75 feet more or less passing a concrete monument at 66.375 feet; thence North $72^{\circ} 30'$ 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 $45^{\circ} 30'$ West on said Southeasterly line of Lot 6 produced 40 feet to an iron pipe for Point of Beginning (a concrete monument bears South $22^{\circ} 39'$ East distant 0.6 feet from said iron pipe); thence from said iron pipe run North $22^{\circ} 39'$ West 137.9 feet to a concrete monument; thence North $16^{\circ} 16'$ West 100 feet to a concrete monument; thence North $17^{\circ} 30'$ East 43.8 feet to a concrete monument at the Southeast corner of Lot 4 of Out of Door School Subdivision, thence North $59^{\circ} 10'$ West 40 feet to an iron pipe; thence South $0^{\circ} 21'$ East 62 feet to an iron pipe on the Easterly line of Lot 3 of Out of Door School Subdivision; thence South $16^{\circ} 16'$ East 107.5 feet to an iron pipe; thence South $22^{\circ} 39'$ East 146.6 feet to an iron pipe which bears South $45^{\circ} 30'$ West from Point of Beginning; thence continue South $22^{\circ} 39'$ East to the Westerly Right-of-Way line of Ocean Boulevard; thence Northeasterly along Ocean Boulevard to a point which bears South $22^{\circ} 39'$ East from Point of Beginning; thence North $22^{\circ} 39'$ West to Point of Beginning.