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INSTRUMENT # 2003071460 3 PGS
2003 APR 15 11:14 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
KOBERG Receipt#304690

Doc Stamp-Deed: 2,100.00

Prepared by and when recorded return to:
Thomas C. Tyler, Jr., P.A.
981 Ridgewood Ave., suite 104
Venice, Florida 34292
941-412-3451

2003071460

WARRANTY DEED
(Modern Form Deed, F.S. 689.02)

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: William H. Brown, individually, and as Trustee of the William H. Brown Trust dated December 7, 1993 as amended September 4, 2001 and as further amended January 14th, 2002.

4831 Jacaranda Heights Dr., Venice, Florida 34293

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Phillip Clipse, Individually

259 Seaboard Avenue, Venice, Florida 34292

Grantee's tax identification number is:

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you" shall be non-gender specific (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

The South 50 feet of Lot 5, Block 208-B, REPLAT OF BLOCKS 206 AND 208, EDGEWOOD SECTION OF VENICE, according to the plat thereof recorded in Plat Book 2, page 217, of the Public Records of Sarasota County, Florida. Reserving to Grantor, his heirs, successors,

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and assigns, a perpetual non-exclusive easement for ingress and egress over and across the Southerly 16 feet of said lot 5,Block 208B Re-Plat of Blocks 206 and 208 of Edgewood Section of Venice recorded in Plat Book 2, Page 217, Public Records of Sarasota County, Florida, which easement shall be appurtenant to Grantor's adjacent land described as follows: Lots 1,2,3 and 4, Block 208-B, REPLAT OF BLOCKS 206 AND 208, EDGEWOOD SECTION OF VENICE, according to the plat thereof recorded in Plat Book 2, Page 217, of the Public Records of Sarasota County, Florida.

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is - (Property is a portion of Parcel ID number 408090070 and a new number will be assigned subsequent to transfer).

5. CONSIDERATION

Good and valuable consideration received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record and taxes subsequent to December 31, 2002.

8. REPRESENTATION OF TRUSTEE

I represent to you that:

(a) I am duly appointed and qualified to act as Trustee under the Trust identified in Paragraph 1;

(b) in all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such Trust have been met; and

(c) I have the power and authority to execute this Deed.

9. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

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Executed on April 14, 2003.

Witnesseth
Sue Ann Herzog
by: SUE ANN HERZOG
Witness

by: THOMAS TYLER
Witness
Sue Ann Herzog
by: SUE ANN HERZOG.
Witness

by: THOMAS TYLER
Witness

William H. Brown, Individually

TRUSTEE
William H. Brown, As Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared William H. Brown, known to me to be the person described in and who executed the foregoing instrument individually and as Trustee of the William H. Brown Trust dated December 7, 1993 as amended September 4 2001 and as further amended January 14th, 2002, who acknowledged before me that he executed this Deed, **or** that I relied upon the following form of identification of the above-named person: _____ and that an oath was taken.

WITNESS, my office hand and seal this 14th day of April, 2003.

THOMAS C. TYLER
My Comm. Exp. 4/1/05
No. DD 014048
[] Personally Known [] Other I.D.

Notary Public Signature

My Commission Expires:
My Commission Number:

BAR FORM NO. R-3.6
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