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INSTRUMENT # 2004021820 2 PGS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#432102

2-10-04
Prepared by and return to: ✓
David B. Marshall, Esq. (Cjm)
Kirk Pinkerton, P.A.
720 S. Orange Avenue
Sarasota, FL 34236
Without Title Examination

WARRANTY DEED



This Warranty Deed is made by ROBERT R. DeVANEY and LOUISE B. DeVANEY, husband and wife, hereinafter referred to as "Grantor," to ROBERT R. DeVANEY, as Trustee of The Robert R. DeVaney Revocable Living Trust U/A/D December 8, 2003 and LOUISE B. DeVANEY, as Trustee of The Louise B. DeVaney Revocable Living Trust U/A/D December 8, 2003, whose post office address is 361 Bristol Lane, Nokomis, Florida 34275, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys an undivided one-half (1/2) interest as tenant in common to ROBERT R. DeVANEY, as Trustee of The Robert R. DeVaney Revocable Living Trust U/A/D December 8, 2003, and an undivided one-half (1/2) interest as tenant in common to LOUISE B. DeVANEY, as Trustee of The Louise B. DeVaney Revocable Living Trust U/A/D December 8, 2003, in and to the following described real property located in Sarasota County, Florida:

Lots 74 and 75 of Sarabay Acres, a Subdivision of U.S. Government Lots 1 and 2 and East 1/4 of Section 10, all in Township 38 South, Range 18 East, as per plat thereof recorded in Plat Book 4, Page 62, of the Public Records of Sarasota County, Florida.

LESS and except State Road Right-of-Way.

Subject to restrictions, covenants and easements of record, governmental regulations and real estate taxes for the current year and subsequent years.

Trustees are hereby conferred the power and authority to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, all as set forth in Florida Statutes 698.071.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

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Executed on January 26, 2004.

WITNESSES:

R.O. ISPHORDING
* (Print Name of Witness)

Robert R. DeVaney (SEAL)
ROBERT R. DeVANEY

Nicole Grammerstorf
* (Print Name of Witness)

R.O. ISPHORDING
* (Print Name of Witness)

Louise B. DeVaney (SEAL)
LOUISE B. DeVANEY

Nicole Grammerstorf
* (Print Name of Witness)

Address: 361 Bristol Lane
Nokomis, FL 34275

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 26 day of January, 2004, by Robert R. DeVaney and Louise B. DeVaney, husband and wife, who are personally known to me or produced FL Drivers License & U.S. Passport as identification.

(NOTARIAL SEAL)

R.O. ISPHORDING
* (Print Name of Notary Public)
Notary Public - State of Florida
My Commission Expires _____
Commission Number _____

Devaney2deed

