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Evan N. Berlin, Esquire  
Berlin Law Firm, PA  
1819 Main Street, Suite 207  
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2004064163 3 PGS  
2004 APR 07 02:35 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
TFERNANDEZ Receipt#457965

Property Appraiser's Parcel ID #2028-13-0075 & #2028-13-0076  
(FOR INFORMATIONAL PURPOSES ONLY)

Doc Stamp-Deed: 10,150.00



**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 6<sup>th</sup> day of April, 2004, by and between Alan Bennett, individually and as trustee of the following trusts: (a) that certain Revocable Trust Agreement dated April 15, 1998, as amended, and (b) that certain Revocable Living Trust dated August 21, 1992, joined by his wife, Pramjitt Bennett, whose address is 841 South Boulevard of the Presidents, Sarasota Florida, 34236 (hereinafter collectively "GRANTOR"), and Lawvest Development Sarasota, LLC a Florida Limited Liability Company, whose address is 1819 Main Street, Suite 207, Sarasota Florida, 34236 ( hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described land situate in Sarasota County, Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

together with appurtenances, easements, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTEE is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for 2004, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The above-described property does not constitute the homestead of any of the parties hereto, and GRANTOR does not reside upon or within the above-described property or any property contiguous thereto.

Grantor covenants and agrees that the trust agreement dated April 15, 2004 was amended by various instruments, but such instruments inadvertently referenced a trust dated April 6, 2004. Grantor confirms that such amendments were designed to amend the trust dated April 15, 2004, and that no trust dated April 6, 2004 exists.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed sealed and delivered in our presence:

GRANTOR:

\_\_\_\_\_  
First Witness

\_\_\_\_\_  
Alan Bennett, individually and as  
Trustee aforesaid

\_\_\_\_\_  
Print Name of First Witness

\_\_\_\_\_  
Pramjitt Bennett

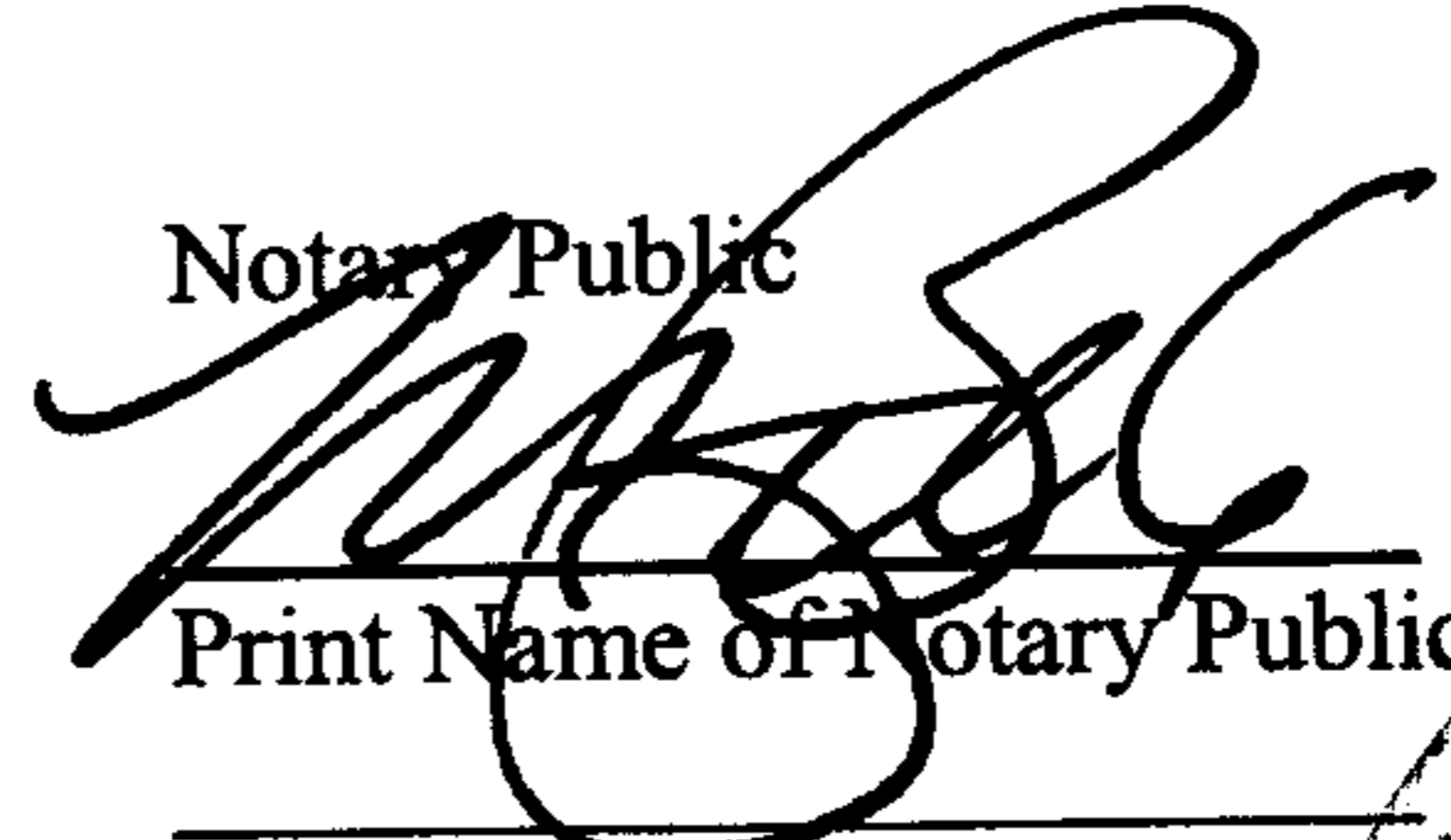
\_\_\_\_\_  
Second Witness  
  
\_\_\_\_\_  
Print Name of Second Witness

INSTRUMENT # 2004064163  
3 PGS

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of April, 2004 by Alan Bennett, individually and as trustee aforesaid, and Pramjitt Bennett, who are personally known to me or who produced a Florida Driver's License as identification and who did not take an oath.

Notary Public

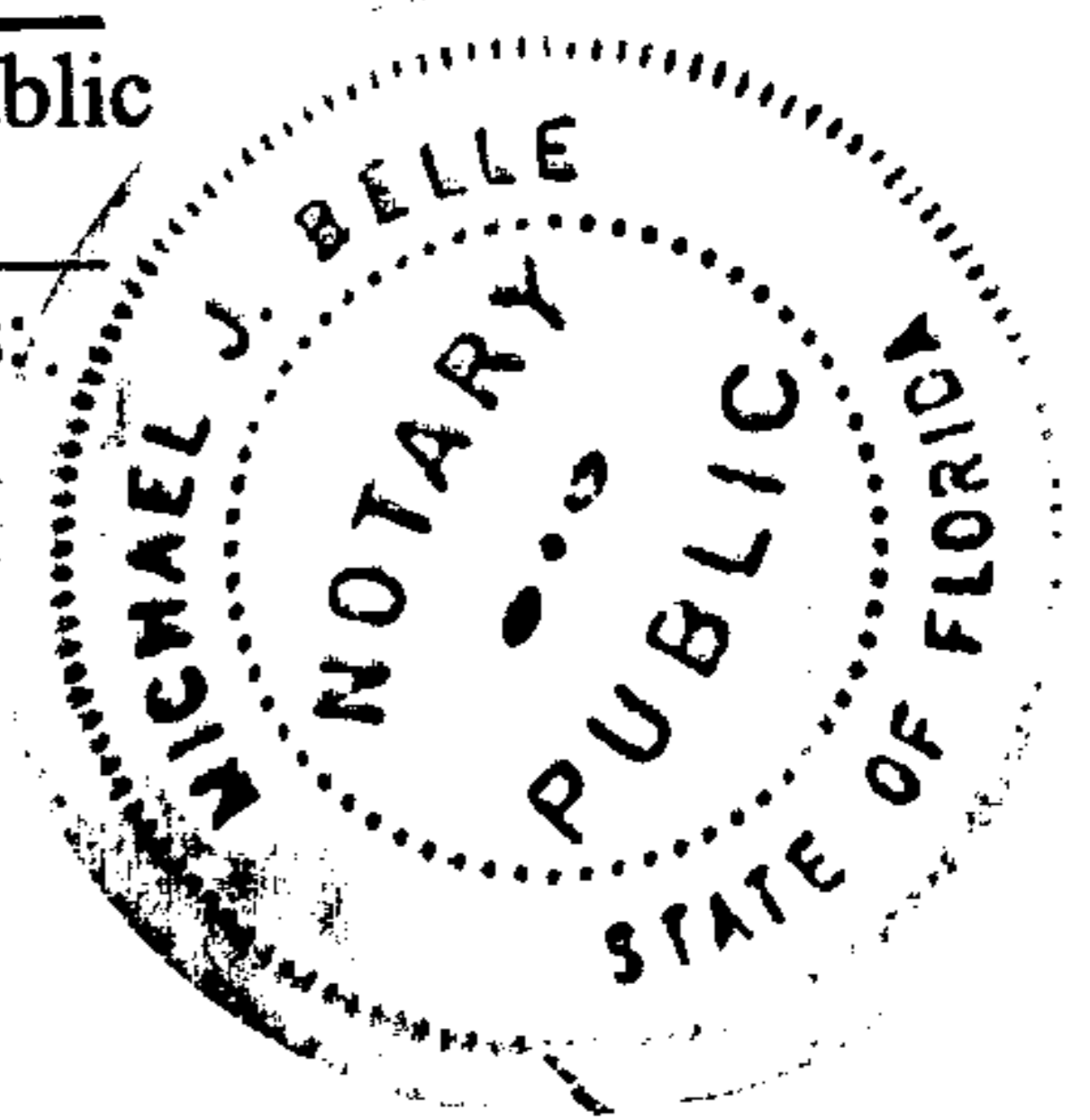


Print Name of Notary Public

My Commission Expires:

My Commission No.:

[AFFIX SEAL]



Michael J Belle

My Commission DD277596

Expires December 28, 2007

Exhibit "A"

Parcel 1

The south 10 feet of lot 6 and all of lots 7,8, and 9, Block "E" Audubon Place, as per plat thereof recorded in Plat Book 1, Page 169 1/2, of the Public Records of Manatee County, Florida, and in Plat Book A, Page 22, of the Public Records of Sarasota County, Florida, Less any and all amounts taken for road right of way.

Tax Parcel ID number: 2028130076

Parcel 2

Commence at the NW corner of Lot 1, Block "E", Audubon Place, Recorded in Plat Book 1, page 169 1/2, Public Records of Manatee County, Florida (Also Recorded in Plat Book "A", Page 22, Public Records of Sarasota County Florida); Thence S 0° 01' 05" W along the east R/W of Halton Court (40' Wide) 182.14' to the southwesterly R/W of a state road (linking US 301 and SR 773) (118' Wide) for the POB; Thence continues S 0° 01' 05" W along the east R/W of said Halton Court, 108.25'; Thence N 89° 56' 35" E along the North Line of the South 10' of Lot 6, Block "E" LOF said SUB., 187.70' to the west R/W of Audubon Place (40' Wide); Thence north along said R/W 4.12' to the southwesterly R/W of said state road; Thence N 59° 07' 16" W along said R/W, 64.79' to the P.C. of a curve, being concave to the southwest and having a radius of 1578.02'; Thence northwesterly along the arc of said curve, 149.84' to the POB. Being part of Lots 4,5, and 6, Block E of said Audubon Place Subdivison. Less any and all amounts taken for road right away.

Tax Parcel ID 2028130075