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INSTRUMENT # 2004158423 2 PGS  
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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
MTAYLOR Receipt#512632  
Doc Stamp-Deed: 8,400.00

Prepared by and return to:  
**ROBERT J. DeBOER**  
Attorney at Law  
**KANETSKY, MOORE & DEBOER, P.A.**  
227 Nokomis Avenue South  
Venice, FL 34285

File Number: 14063.02  
Parcel Identification No. 449-12-0086

[Space Above This Line For Recording Data]

# Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)



**This Indenture** made this 6th day of August, 2004 between **ROBERT E. SKLAR**, whose post office address is 2875 Sarasota Golf Club Blvd., Sarasota, FL 34240 of the County of Sarasota, State of Florida, grantor\*, and

**DOUGLAS J. CHALAIRE**, as Trustee of the **DOUGLAS J. CHALAIRE REVOCABLE LIVING TRUST** dated January 19, 1990, as amended, whose post office address is 1282 Thoreau Circle, Venice, FL 34292 of the County of Sarasota, State of Florida, grantee\*,

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County Florida, to-wit:

A parcel of land lying in Section 28, Township 39 South, Range 19 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Intersection of the Southerly right-of-way line of Seminole Drive and the Westerly right-of-way line of U.S. #41 Tamiami Trail; thence, along the Westerly right-of-way line of U.S. #41 Tamiami Trail, South 34°09'10" East, (on an assumed bearing) 920.48 feet to the POINT OF BEGINNING; thence, continue along the said Westerly right-of-way line of U.S. #41 Tamiami Trail for the next (3) three calls, South 34°09'10" East, 128.00 feet; thence, along a jog in the right-of-way line, South 55°50'50" West, 5.00 feet; thence South 34°09'10" East, 87.00 feet; thence, leaving the Westerly right-of-way line of U.S. #41 Tamiami Trail, South 55°50'50" West, 185.00 feet to a point on the Easterly line of the Plat of "SOUTH VENICE, UNIT 32" as recorded in Plat Book 6 at Page 86, of the Public Records of Sarasota County, Florida; thence, along the Easterly line of the said Plat of "SOUTH VENICE, UNIT 32", North 34°09'10" West, 215.00 feet; thence North 55°50'50" East, 190.00 feet to the POINT OF BEGINNING, and containing 0.9283 acres, more or less.

**TOGETHER WITH** an easement for ingress and egress over the following described property located in Section 28, Township 39 South, Range 19 East, Sarasota County, Florida:

Commence at the intersection of the Southerly right-of-way line of Seminole Drive and the Westerly right-of-way line of U.S. 41 Tamiami Trail; thence, along the Westerly right-of-way line of U.S. 41 Tamiami Trail, South 34°09'10" East (on an assumed bearing) 896.48 feet to the Point of Beginning; thence continue along the Westerly right-of-way line of U.S. 41 Tamiami Trail, South 34°09'10" East, 24.00 feet; thence South 55°50'50" West, 60.00 feet; thence North 34°09'10" West, 24.00 feet; thence North 55°50'50" East, 60.00 feet to the Point of Beginning.

**AND TOGETHER WITH** an easement for drainage over the following described property located in Section 28, Township 39 South, Range 19 East, Sarasota County, Florida:

Commence at the intersection of the Southerly right-of-way line of Seminole Drive and the Westerly right-of-way line of U.S. 41 Tamiami Trail; thence, along the Westerly right-of-way line of U.S. 41 Tamiami Trail, South 34°09'10" East (on an assumed bearing) 891.48 feet to the Point of Beginning; thence continue along the Westerly right-of-way line of U.S. 41 Tamiami Trail, South 34°09'10" East, 5.00 feet; thence South 55°50'50" West, 5.00 feet; thence North 34°09'10" West, 5.00 feet; thence North 55°50'50" East, 5.00 feet to the Point of Beginning.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year.

The grantor warrants and covenants that the above-described property does not constitute the homestead of the grantor, nor is it contiguous thereto.

The Trustee has the power to buy, sell, lease, mortgage and otherwise encumber or convey the real property described herein pursuant to the terms of the Trust Agreement.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

14063.02  
KANETSKY, MOORE & DEBOER, P.A.  
RETURN TO ↑  
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INSTRUMENT # 2004158423  
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**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: R. J. DeBoer

Robert E. Sklar (Seal)  
ROBERT E. SKLAR

Witness Name: Tuesday M. Browning

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 6th day of August, 2004 by ROBERT E. SKLAR, who  is personally known or  has produced a driver's license as identification.

Robert J. DeBoer  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_  
NOTARY SEAL

