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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#534897
Doc Stamp-Deed: 0.70

✓ This Instrument Prepared By and Return To:
Brian Y. Miller, P.A.
2477 Stickney Point Road, #107B
Sarasota, FL 34231

Parcel ID Number: 0111-01-0032



Warranty Deed

This Indenture, Made this 7th day of October, 2004 A.D., Between Orville L. Allen and Nancy L. Allen, husband and wife

of the County of Sarasota, State of Florida, grantor, and Orville L. Allen and Nancy L. Allen, as Co-Trustees U/A dated 10-7-04 F/B/O Orville L. Allen and Nancy L. Allen whose address is: 7577 Calle Facil, Sarasota, FL 34238

of the County of Sarasota, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota State of Florida to wit:

See attached legal description

The trustee is vested with full rights of ownership over the above described real estate including "the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described" above as per s689.071, Florida Statutes.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

Subject to current taxes, easements and restrictions of record.

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

In Witness Whereof, the grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Pollyanna M. Barnett
Printed Name: Pollyanna M. Barnett
Witness

Orville L. Allen (Seal)
Orville L. Allen
P.O. Address: 7577 Calle Facil, Sarasota, FL 34238

Judy C. Miller
Printed Name: Judy C. Miller
Witness

Nancy L. Allen (Seal)
Nancy L. Allen
P.O. Address: 7577 Calle Facil, Sarasota, FL 34238

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 7th day of October, 2004 by Orville L. Allen and Nancy L. Allen, husband and wife

they are personally known to me or have produced their _____ as identification.



Pollyanna M. Barnett
MY COMMISSION # CC988133 EXPIRES
January 9, 2005
BONDED THRU TROY FARM INSURANCE, INC.

Pollyanna M. Barnett
Printed Name: _____
Notary Public
My Commission Expires: _____

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SCHEDULE A

A parcel of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 37 S., Range 18 E., Sarasota County, Florida and being more particularly described as follows: Commence at the N.E. corner of said Section 21, being a point on the centerline of Beneva Road (80' wide); thence N 89° 22' 36" W. along the Northerly line of Section 21, 40 feet to the Westerly right-of-way line of Beneva Road; thence Southeasterly along said right-of-way line for following calls and distances; S. 0° 10' 07" E., 0.62 feet, S. 0° 21' 15" E., 551.65 feet to a point (said point being 904.98 feet, N. 0° 21' 15" W. of the N.E. corner of Beneva Gardens, Plat Book 22, Page 2, Sarasota County records); thence N. 89° 38' 34" W., 270.72 feet for a P.O.B.; thence continue N. 89° 38' 34" W., 231.35 feet to a point on a curve on the easterly boundary of Gulf Gate Woods, Unit No. 3 (Plat Book 21, Pages 5, 5A and 5B, Sarasota County records, said point lying 1260 feet, S. 85° 30' 09" W. of the center of said curve; thence Southeasterly along arc of said curve (R=1260 ft., delta angle = 40° 17' 11") for 94.26 ft. to the P.T.; thence S. 8° 47' 02" E. 7.05 feet; thence departing said easterly boundary of Gulf Gate Woods, Unit No. 3, run S. 89° 38' 34" E. 220.00 feet; thence N. 0° 21' 15" W., 100.50 feet to the P.O.B., containing 22,746.53 square feet or 0.5222 acre, more or less.