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Documentary Stamp Tax:  
Recording Fee:  
Total:  
Parcel I.D. No.: 450060004 & 450060005

This Instrument Was Prepared By:  
DOROTHY L. KORSZEN  
Farr, Farr, Emerich, Sifrit,  
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RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2005013167 3 PGS  
2005 JAN 20 05:02 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
MTAYLOR Receipt#573677  
Doc Stamp-Deed: 0.70



2005013167

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

**WARRANTY DEED**

THIS INDENTURE, made this 26 day of September, 2003, by and between GERALD MURPHY and LISA MURPHY, husband and wife, of Sarasota County, Florida, hereinafter referred to as "Grantor," and GERALD MURPHY and LISA MURPHY, Trustees of THE MURPHY FAMILY TRUST (the "Trust"), such Trust having been established under that certain Revocable Trust Agreement dated September 26, 2003, as "Grantee." Grantee's address is 820 Bayview Drive, Nokomis, Florida 34275.

WITNESSETH:

Grantor, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, does hereby grant, bargain, sell and convey to Grantees, the following described property situated in Sarasota County, Florida, to-wit:

Begin at the point of intersection of the North line of the SE ¼ of the NE ¼ of the SW ¼ of Section 28, Township 39 South, Range 19 East, Sarasota County, Florida, and the Easterly R/W line of US 41, Tamiami Trail, thence S 32° 54'30" E, 22.44'; thence S 86° 02'18" E, 25'; thence S 03° 10'18" E, 40.31'; thence S 32° 54'30" E, 87.56', thence N 58° 55'00" E, 205' + or - to the center line of a 66' right of way previously dedicated as a state road; thence N 32° 54'30" W to the North line of the SE ¼ of the NE ¼ of the SW ¼ of Section 28, Township 39 South, Range 19 East; thence South 89° 39'20" W, 243.12' to the Point of Beginning.

Begin at the point of intersection of the North line of the SE ¼ of the NE ¼ of the SW ¼ of Section 28, Township 39 South, Range 19 East, Sarasota County, Florida, and the Easterly R/W line of US 41, Tamiami Trail; thence S 32° 54'30" E, 22.44'; thence S 86° 02'18" E, 25'; thence South 03° 10'18" E, 40.31'; thence South 32° 54'30" E, 87.56' for the Point of Beginning; thence N 58° 55'00 E, 205', + or - , to the center line of a 66' right of way previously dedicated as a State Road; thence S 32° 54'30" E, 100'; thence S 58° 55'00" W, 205' more or less to the Easterly right of way line of US 41; thence North 32° 54'30" W,

100' to the Point of Beginning.

Subject to restrictions, reservations and easements of record, and taxes for the current and subsequent years.

TOGETHER WITH all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:

a. To protect and conserve said real estate and improvements located thereon and to pay the taxes.

b. To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

c. To execute leases and subleases for terms as long as ninety-nine (99) years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

d. To borrow money, and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

e. To manage, control, operate and dispose of said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

2. Rights of ownership over the above-described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.

3. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.071.

4. The terms "Grantor," "Grantee" and "Trustee" are used for singular or plural, as context requires.

5. By acceptance of this conveyance, the Trustee covenants and agrees to do and

perform the duties, acts and requirements of this instrument.

AND Grantor hereby covenants that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Dorothy L. King  
WITNESS

Gerald Murphy  
GERALD MURPHY

Lynne D. Kelly  
WITNESS

Lisa Murphy  
LISA MURPHY

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by GERALD MURPHY and LISA MURPHY who are personally known to me or produced appropriate identification on the 26 day of September 2003 and who did not take an oath..

1<sup>st</sup> Grantor ID:      Known Lic. Id    Passport    Military    \_\_\_\_\_  
2<sup>nd</sup> Grantor ID:      Known Lic. Id    Passport    Military    \_\_\_\_\_

AFFIX SEAL

Susan E. Marcini  
NOTARY IN AND FOR THE STATE OF FLORIDA

252649

