

Prepared by and return to:  
Lauren Kohl-Helbig  
Gibson & Kohl-Helbig, P.L.  
1800 Second Street, Ste 901  
Sarasota, FL 34236  
File Number: 4501

RECORDED IN OFFICIAL RECORDS  
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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#579218  
Doc Stamp-Deed: 15,050.00



### General Warranty Deed

Made this January 31, 2005 A.D. By **JEAN SHELTON BOYD, a single woman, Individually and as Trustee under REVOCABLE TRUST dated April 3, 1991**, whose address is: 1770 N. Tamiami Trail, Sarasota, FL 34236, hereinafter called the grantor, to **TOMCOL, LLC., a Illinois Limited Liability Company**, whose post office address is: 444 Skokie Blvd, Wilmette, IL 60091, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lots 1, 2, 3, 4, 14, 15, 16 & 17, GREENWOOD, according to the plat thereof recorded in Plat Book 2, Page 137, of the Public Records of SARASOTA County, Florida.

Parcel ID Number: **2006-01-0021**

**Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that JEAN SHELTON BOYD is/are still acting as trustee.**

Subject to taxes for 2005, and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Signature: \_\_\_\_\_

Witness # 1 Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Witness # 2 Printed Name: \_\_\_\_\_

State of FLORIDA

County of SARASOA

The foregoing instrument was acknowledged before me this January 31, 2005, by **JEAN SHELTON BOYD, a single woman, Individually and as Trustee under REVOCABLE TRUST dated April 3, 1991**, who is/are personally known to me or who has produced driver's license as identification.

Notary Public

Print Name: \_\_\_\_\_

