

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005042670 2 PGS
2005 MAR 02 03:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#591057

Prepared by and return to: ✓
Tonya Sewell
DBN & Associates, Inc. t/a Absolute Title Co.
1314 E. Lumsden Rd.
Brandon, FL 33511

File Number: 0205020



Doc Stamp-Deed: 5,600.00

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Warranty Deed

This Warranty Deed made this 25th day of February, 2005, between Tucker Lots, LLC, whose post office address is P.O. Box 3319, Sarasota, FL 34230, grantor, and Wallace H. Klein and Barbara L. Klein, husband and wife, whose post office address is 4656 Hidden River Road, Sarasota, Florida, 34240, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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 the SARASOTA County, Florida, to-wit:

Lots 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, & 50, TUCKER'S SUBDIVISION, according to the plat thereof recorded in Plat Book 1, Page 165, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 4506004, 45060043, 45060042, 45060041, 45060028, 45060040, 45060029, 45060039, 45060030, 45060038, 45060031, 45060037, 45060032, 45060036, 45060033, 45060035, 45060034,

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR NOR IS IT CONTIGUOUS TO THE HOMESTEAD PROPERTY OF THE GRANTOR.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

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2 PGS

Signed, sealed and delivered in our presence:

Tucker Lots, LLC, a Florida Limited
Liability Company

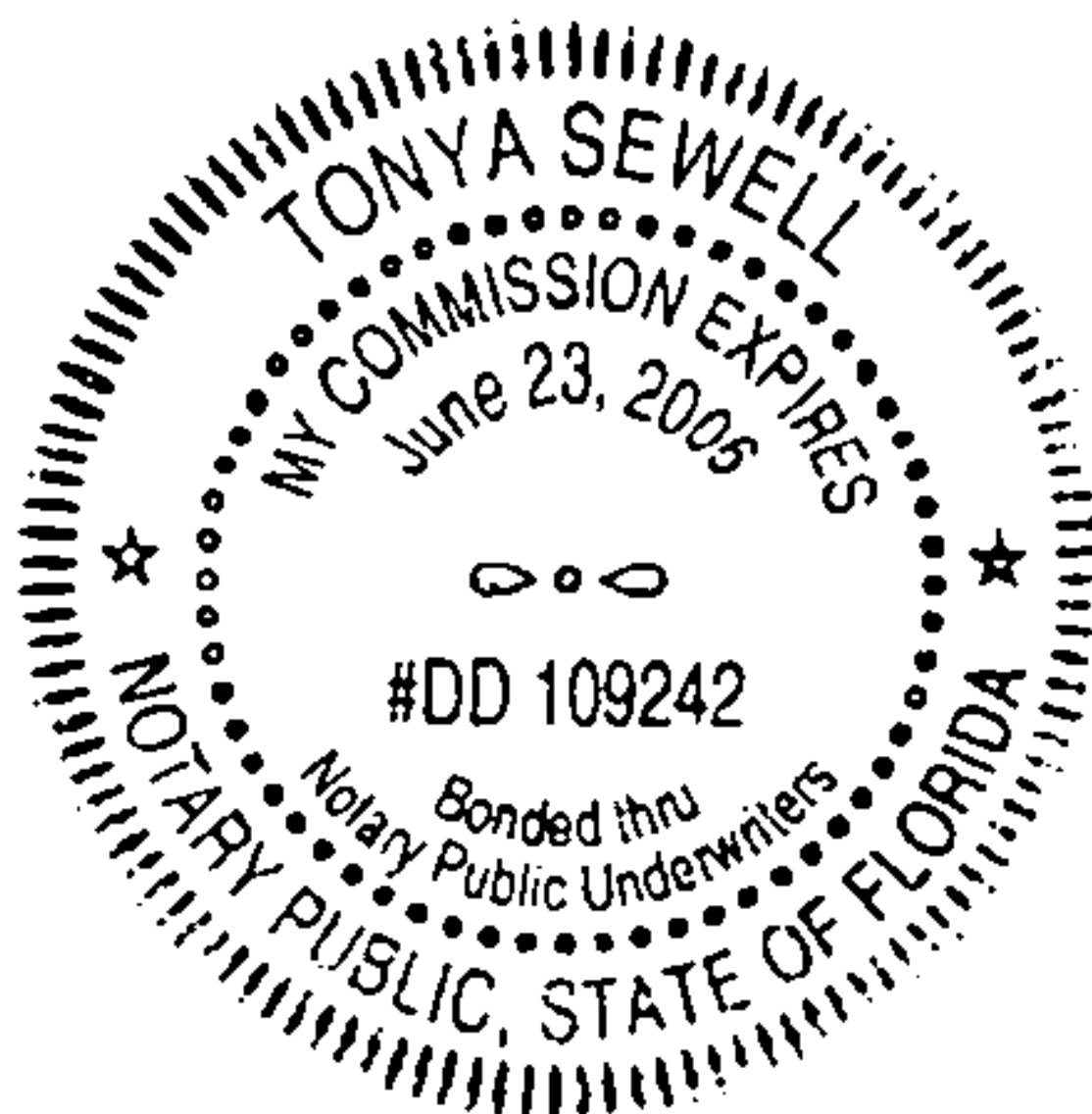
Tonya Sewell
Witness Name: Tonya Sewell

Christine Kyriakakos, Managing Member
By; Christine Kyriakakos, Managing Member

Witness Name: _____

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 25th day of February, 2005, by Christine Kyriakakos of Tucker Lots, LLC, Managing Member, on behalf of the Corporation, _____ [☒] is personally known to me or [☐] has produced _____ as identification.



Tonya Sewell
Notary Public

Printed Name: Tonya Sewell

My Commission Expires: _____