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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CBETHEL Receipt#611057  
Doc Stamp-Deed: 147.00

NTESFL File Number: 200501066

Prepared by and Return to:  
Darlene O'Donnell, an employee of  
**National Title & Escrow Services of Florida, LLC**  
3277 Fruitville Road, Unit D2  
Sarasota, Florida 34237

**WARRANTY DEED**



This indenture made on 15<sup>th</sup> day of April, 2005 A.D., by **Myrl E. Clippinger and Marga S. Clippinger, Trustees of the Clipper 2 Trust, dated July 24, 2001**, whose address is 1809 Channel Road, Summer, WA 98390, hereinafter called the "grantor", to **Tropical Gulf Properties, LLC a Limited Liability Company**, whose address is 2134 Greendale Drive, Sarasota, FL 34232, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation of individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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, to-wit:

LOT 8, BLOCK 1143, TWENTY FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0960-11-4308

**Subject to** covenants, conditions, restrictions and easements of record and taxes for the current year.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2005.

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

Signed, sealed and delivered in our presence:

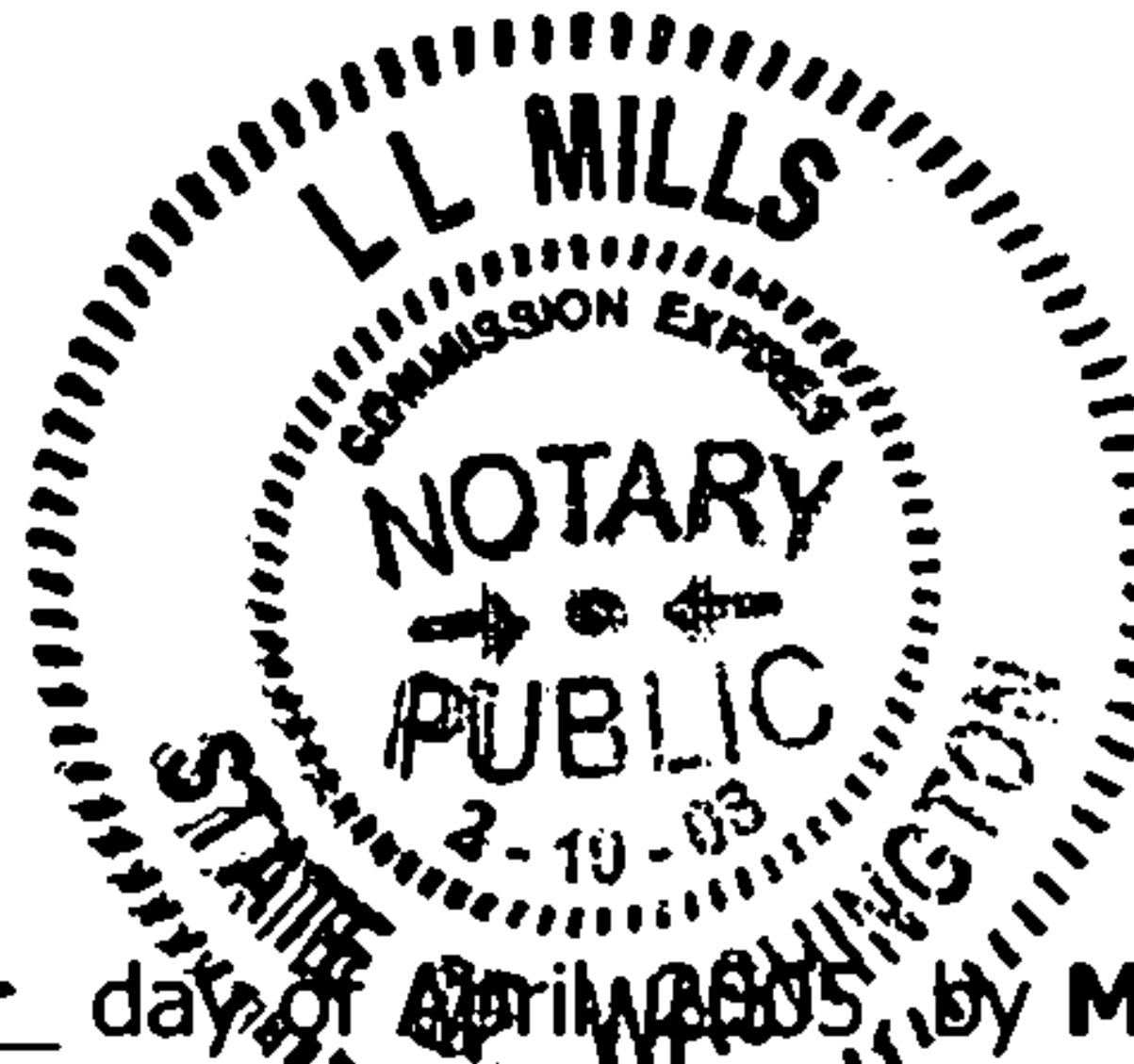
Catherine Mills  
Witness: CATHERINE MILLS

L L Mills  
Witness: L L MILLS

Myrl E Clippinger  
Myrl E. Clippinger, individually and as  
Trustee

Marga S. Clippinger  
Marga S. Clippinger, individually and as  
Trustee

State of Washington  
County of Pierce



Sworn To, Subscribed and Acknowledged before me on this 15<sup>th</sup> day of April, 2005, by **Myrl E. Clippinger and Marga S. Clippinger**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

L L Mills  
NOTARY PUBLIC

Printed Name:  
My Commission Expires: 10 Feb. 08