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INSTRUMENT # 2006077513 2 PGS

2006 APR 27 08:54 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

FMILLER Receipt#778109

Doc Stamp-Deed: 0.70

THIS INSTRUMENT PREPARED BY:

KURT F LEWIS

6624 Gateway Avenue

Sarasota, Florida 34231

WARRANTY DEED



THIS WARRANTY DEED made this APR 25 2006, by DAVID R COHEN, a married man, called the Grantor, to KURT F LEWIS as Trustee of the SUPERIOR LAND HOLDINGS TRUST, an unrecorded Trust dated APR 25 2006, called the Grantee,

IN CONSIDERATION of the sum of \$10.00 and other valuable consideration, the receipt of which is acknowledged, the GRANTOR sells and conveys to the GRANTEE all that certain property situate in Sarasota County, Florida, described as follows:

Street Address: 6558 Superior Avenue, Sarasota, Florida 34231

Real estate Tax ID # 104010072

Legal Description:

Lot 14, Block 4, GULF GATE SUBDIVISION, Unit No. 2, as per plat thereof recorded in Plat Book 16, Pages 11 and 11A, Public Records of Sarasota County, Florida

GRANTOR - DAVID R COHEN

of 14107 18th Place East, Bradenton, FL 34212

GRANTEE - KURT F LEWIS as Trustee of the SUPERIOR LAND HOLDINGS TRUST

of 6624 Gateway Avenue, Sarasota, Florida 34231

SUBJECT TO:

Any and all easements, restrictions and reservations of record

Taxes for current and subsequent years

THIS IS NOT HOMESTEAD PROPERTY

THIS INSTRUMENT IS PREPARED AT THE REQUEST OF THE GRANTOR ON INFORMATION PROVIDED BY GRANTOR STRICTLY AS A SCRIVENER'S SERVICE WITHOUT REVIEW OF TITLE OR PUBLIC RECORDS

THE FOREMENTIONED UNRECORDED TRUST CONTAINS POWERS OF SALE WHICH VEST IN THE TRUSTEE PURSUANT TO FLORIDA STATUTE 689

TOGETHER with all improvements located on the property and any and all easements or benefits enjoyed or owned by the GRANTOR pertaining to the property.

GRANTOR WARRANTS AS FOLLOWS:

Grantor is the legal owner of the land and improvements and has the legal right and authority to sell or convey the land to the GRANTEE.



Grantor has title to the land and will defend the title against the lawful claims of any third parties.


The land is free and clear of all encumbrances except those listed above and the real estate taxes accruing subsequent to December 31 of the prior year.

GRANTOR SWEARS AND AFFIRMS that he is not a non-resident alien for purposes of U.S. income taxation.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in our presence:

  
MARTHA L. TAYLOR  
  
RUTH A. PREFONTAINE

  
DAVID R. COHEN, L.S.

STATE OF FLORIDA  
COUNTY OF Sarasota

THE FOREGOING INSTRUMENT was sworn to, subscribed and acknowledged before me this APR 25 2006 by DAVID R COHEN who is personally known to me or who produced NA as identification.

NOTARY PUBLIC

