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 INSTRUMENT # 2006104644 3 PGS  
 2006 JUN 06 04:28 PM  
 KAREN E. RUSHING  
 CLERK OF THE CIRCUIT COURT  
 SARASOTA COUNTY, FLORIDA  
 CEAGLETO Receipt#793647

Prepared by and Return to  
 David Bowman, Jr., Esquire  
 Bowman, George, Scheb, Toale & Robinson, PA  
 2750 Ringling Blvd, Suite 3  
 Sarasota, FL 34237

Doc Stamp-Deed: 22,048.60

Parcel ID Number: 2021-01-0002 & 2021-01-0003

**Warranty Deed**

This Indenture, Made this 5<sup>th</sup> day of June, 2006 A.D. Between Stephen L. Berkes, a single man and Eva M. Berkes, a single woman

of the County of Manatee, State of Florida, grantors, and Sarasota County, a political subdivision of the State of Florida

whose address is: P. O. Box 8, Sarasota, FL 34230

of the County of Sarasota, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

----- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida to wit:

**PARCEL A:**

Begin at a point 225 feet West of the NE corner of SE 1/4 of Section 15, Township 36 South, Range 18 East; thence West 623.2 feet with the North line of said SE 1/4; thence South 677.5 feet; thence East 622.8 feet; thence North 677 feet to the Point of Beginning; EXCEPTING therefrom a 40 foot strip on the West side for road.

LESS that portion of the above described parcel of land taken by Sarasota County, a political subdivision of the State of Florida in that certain Order of Taking recorded in Official Records Book 1975, Page 2324, of the Public Records of Sarasota County, Florida.

(Continued on Attached)

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written

Signed, sealed and delivered in our presence:

*[Signature]* Stephen L. Berkes (Seal)

Printed Name: **CATHY MCKEEHAN** Witness  
 P.O. Address: \_\_\_\_\_

*[Signature]*  
 Printed Name: Chris Williams  
 Witness

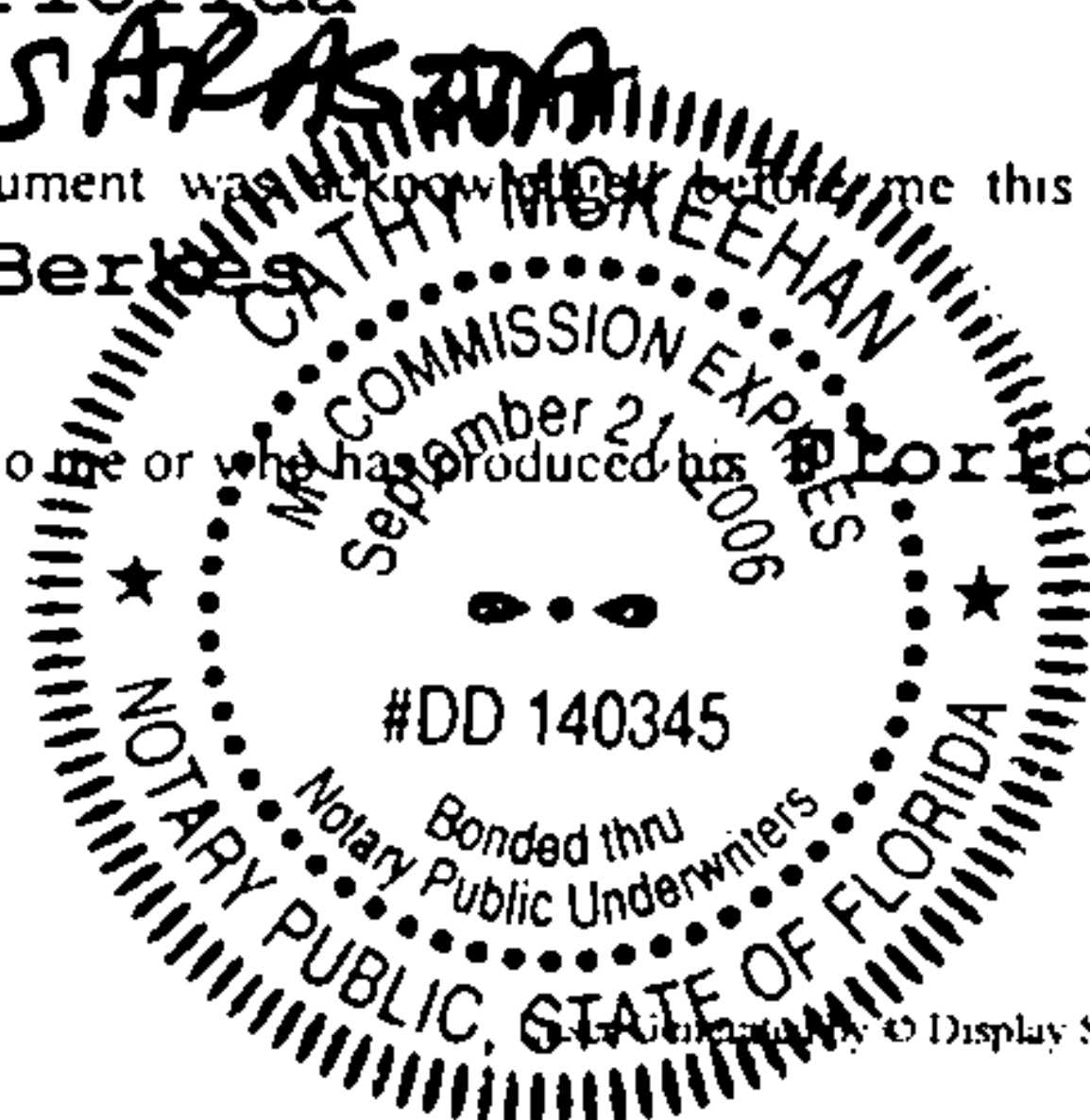
*[Signature]* Eva M. Berkes (Seal)  
 Printed Name: **Eva M. Berkes**  
 P.O. Address: 2904 Bay Drive  
 Bradenton, FL 34207

*[Signature]*  
 Printed Name: Bonnie Skaggs  
 Witness

*[Signature]*  
 Printed Name: David G. Bowman Jr.  
 Witness

STATE OF Florida  
 COUNTY OF SARASOTA  
 The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of June, 2006 by Stephen L. Berkes

who is personally known to me or who has produced his Florida driver's license as identification



*[Signature]*  
 Printed Name: **CATHY MCKEEHAN**  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

**Warranty Deed - Page 2**

Parcel ID Number: 2021-01-0002 & 2021-01-0003

**PARCEL B:**

Beginning at the NE corner of the SE 1/4 of NE 1/4 of SE 1/4 of Section 15, Township 36 South, Range 18 East; thence South with East line of said Section 15, a distance of 677.0 feet to the SE corner of NE 1/4 of SE 1/4 of said Section 15; thence West 847.4 feet; thence North 677.5 feet; thence East 847.8 feet to a Point of Beginning (EXCEPT herefrom for Public Highway, a strip 40 feet wide along the West side).

**PARCEL C:**

That part of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 15, Township 36 South, Range 18 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the SE corner of the NE 1/4 of the SE 1/4 of said Section 15; thence run West along the South line of the NE 1/4 of the SE 1/4 of said Section 15 for a distance of 807.40 feet to the Point of Beginning; thence continue West for a distance of 40.00 feet; thence run North for a distance of 400.00 feet; thence run East for a distance of 40.00 feet; thence run South for a distance of 400.00 feet to the Point of Beginning.

Lying and being in Sarasota County, Florida.

Subject to current taxes, easements and restrictions of record.

STATE OF Florida  
COUNTY OF *Sarasota*

The foregoing instrument was acknowledged before me this *5<sup>th</sup>* day of June, 2006 by **Eva M. Berkes**

who is personally known to me or who has produced

*FL Driver's License*

as identification.

*David G. Bowman, Jr.*

Printed Name: \_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_



**David G. Bowman, Jr.**  
Commission # DD264992  
Expires November 28, 2007

Bonded Troy Fair - Insurance, Inc. 800-385-7019

