

2  
1.00

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2006225060 2 PGS  
2006 DEC 28 08:59 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
DCOURSEY Receipt#866353

This Instrument Prepared By and Return To:  
**Brian Y. Miller, P.A.**  
2477 Stickney Point Road, #107B  
Sarasota, FL 34231

Doc Stamp-Deed: 4,900.00

Parcel ID Number: 0111-01-0032

# Warranty Deed



This Indenture, Made this **22nd** day of **December**, 2006 A.D., **Between**  
**Orville L. Allen and Nancy L. Allen, as Co-Trustees U/A dated 10-7-04**  
**F/B/O Orville L. Allen and Nancy L. Allen**  
of the County of **Sarasota**, State of **Florida**, **grantors**, and  
**7131 Curtiss, LLC, a Florida limited liability company**

whose address is: **7131 Curtiss Avenue, Sarasota, FL 34231**

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:  
**A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 21, Township 37 South, Range 18 East, Sarasota County, Florida, and being more particularly described as follows: Commence at the NE corner of said Section 21, being a point on the centerline of Beneva Road (80 feet wide), thence North 89°22'36" West along the Northerly line of Section 21, 40 feet to the Westerly right of way line of Beneva Road; thence Southeasterly along said right of way line for the following calls; South 0°10'07" East, 0.62 feet South 0°21'15" East, 551.65 feet to a point (said point being 904.98 feet North 0°21'15" west of the NE corner of Beneva Gardens, Plat Book 22, Page 2, Sarasota County records); thence North 89°38'34" West 270.72 feet for a Point of Beginning; thence continue North 89°38'34" West 231.35 feet to a point on a curve on the Easterly boundary of Gulf Gate Woods, Unit No. 3, (Plat Book 21, Pages 5, 5a and 5b, Sarasota County Records) said point lying 1260 feet, South 85°30'09" West of the center of said curve; thence Southeasterly along arc of said curve (R-1260 feet, delta angle = 4°17'11") for 94.26 feet to the P.T.; thence South 8°47'02" East 7.05 feet; thence departing said Easterly boundary on Gulf Gate Woods, Unit No. 3, run South 89°38'34" East, 220.00 feet; thence North 0°21'15" West, 100.50 feet to the Point of**  
**(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:

**Orville L. Allen and Nancy L. Allen, as Co-Trustees U/A dated 10-7-04 F/B/O Orville L. Allen and Nancy L. Allen**

*Pollyanna M. Barnett*  
Printed Name: Pollyanna M. Barnett  
Witness

By: *Orville L. Allen* (Seal)  
**Orville L. Allen, Co-Trustee**  
P.O. Address: 7577 Calle Facil, Sarasota, FL 34238

*Brian Y. Miller*  
Printed Name: Brian Y. Miller  
Witness

By: *Nancy L. Allen* (Seal)  
**Nancy L. Allen, Co-Trustee**  
P.O. Address: 7577 Calle Facil, Sarasota, FL 34238

STATE OF **Florida**  
COUNTY OF **Sarasota**

The foregoing instrument was acknowledged before me this **22nd** day of **December**, 2006 by **Orville L. Allen and Nancy L. Allen, as Co-Trustees U/A dated 10-7-04 F/B/O Orville L. Allen and Nancy L. Allen** who are personally known to me or who have produced their \_\_\_\_\_ as identification.

**Brian Y. Miller**  
Commission # DD498567  
Expires December 26, 2009  
Bonded Troy Pain - Insurance, Inc 989-986-7819

*Brian Y. Miller*  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

## Warranty Deed - Page 2

Parcel ID Number: 0111-01-0032

**Beginning.**

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 7577 Calle Facil, Sarasota, FL 34238.

Subject to current taxes, easements and restrictions of record.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.