

(13)

Consideration: \$465,000.00
Rec. Fees: ~~\$18.50~~ \$27.00
Doc. Stamps: \$3255.00

PREPARED BY AND RETURN TO:
CLIFFORD M. KING, ESQ.
Dunlap & Moran, P.A.
PO Box 3948
Sarasota, FL 34230
(941) 366-0115
File No: 11141-1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2009086658 3 PGS

2009 JUL 15 03:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

HJAMES Receipt#1183529

Doc Stamp-Deed: 3,255.00



2009086658

WARRANTY DEED

This Warranty Deed is made by Ralph A. Vitale, a married man and Michael T. Johnson, an unmarried man, as co-trustees of The Groveland Avenue Land Trust UAD 3/29/09, (the "Grantor"), to Tropical Fruit Garden, LLC, a Florida limited liability company, whose post office address is: c/o Charity & Weiss Int'l Realty, 73 S. Palm Avenue, Ste. 214, Sarasota, FL 34236, (the "Grantee").

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee, its successors and assigns forever, the following described real property in SARASOTA County, Florida:

The North 1/2 of Lot 31, all of Lots 32 and 33 and the South 1/2 of Lot 34, Block A, GROVE PARK SUBDIVISION, as per Plat thereof recorded in Plat Book 1, Page 109, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above-described real property is 0072-03-0032.

Grantor herein covenants that this property is not Grantor's homestead property nor is it contiguous with or adjacent to the homestead of the Grantor.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful

claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on June 29, 2009.

WITNESSES:

Lisa C. Ross
Witness Signature
Print Name: Lisa C. Ross

Clifford M. King
Witness Signature
Print Name: Clifford M. King

Dana J. Watts
Witness Signature
Print Name: DANA J. WATTS

Clifford M. King
Witness Signature
Print Name: Clifford M. King

Ralph A. Vitale
Ralph A. Vitale, as
Co-Trustee aforesaid
PO Box 15376
Sarasota, FL 34277

Michael T. Johnson
Michael T. Johnson, as
Co-Trustee aforesaid
1064 N. Tamiami Trail #1118
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me on June 29, 2009, by ~~Ralph A. Vitale~~ and Michael T. Johnson, co-trustees of The Groveland Avenue Land Trust UAD 3/29/09.

Personally known
or Produced Identification
Type of Identification Produced fe D.L.

Clifford M. King
Notary Public
Print Name:
My Commission Expires:

CMK:nmm\11141-1-warranty deed



**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was executed and acknowledged before me on July 10, 2009, by Ralph A. Vitale, co-trustee of The Groveland Avenue Land Trust UAD 3/29/09.

Personally known _____
or Produced Identification ✓
Type of Identification Produced Florida D.L.

Clifford M. King
Notary Public
Print Name:
My Commission Expires:



CMK:nmm\11141-1-warranty deed