

CONSIDERATION \$ 10.00  
DOC TAX \$ .70  
RECORD \$ 18.50

This deed is not subject to the payment of documentary stamp taxes under the holdings in the cases of Kuro, Inc. v. State Department of Revenue and Crescent Miami Center, LLC v. Florida Dept. of Revenue because: 1) this deed does not effect a change in the beneficial ownership of the property; 2) there is no mortgage encumbering the property; and 3) this conveyance is not being made in exchange for any interest or for any other consideration.

✓ Prepared without the benefit of a title exam by and return to:  
Richard C. Lawrence, Esq.  
Williams, Parker, Harrison, Dietz & Getzen  
200 South Orange Avenue  
Sarasota, Florida 34236  
(941) 366-4800

ParcelId #s: 0854-13-0057 and 0854-13-0058

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2009150429 2 PGS  
2009 DEC 04 03:52 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#1228019

Doc Stamp-Deed: 0.70



### WARRANTY DEED

This Indenture, made this 25th day of November 2009, by and between **CATHERINE BERLIN PICKETT, a/k/a CATHERINE PICKETT, a married person, individually and as successor Trustee of the John M. Berlin Trust u/a/d April 26, 1991, as amended**, hereinafter collectively referred to as Grantor, whose post office address is 6202 McKinley Terrace, Englewood, Florida 34224, and **895 GROUP, LLC**, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 264 Bahama Street, Venice, Florida 34285.

**Witnesseth:** Grantor, in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Lots 10, 11, and 12, Block 5, HORTON ESTATES, per plat thereof recorded in Plat Book 1, Page 214, Public Records of Sarasota County, Florida;

Subject to all reservations, covenants, conditions, restrictions and easements of record, all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any, and to all taxes accruing in 2009 and thereafter;

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns;

Grantor does hereby warrant and covenant that neither Grantor nor any of Grantor's family resides on the property described herein or any property contiguous thereto; the property described herein does not constitute the homestead of Grantor under the laws of the State of Florida.

In Witness Whereof, Grantor has caused this deed to be executed on the date above written.

WITNESSES:

Rose B. Frano  
Signature of Witness

Rose - Anne B. Frano  
Print Name of Witness

Kate Fox Pott  
Signature of Witness

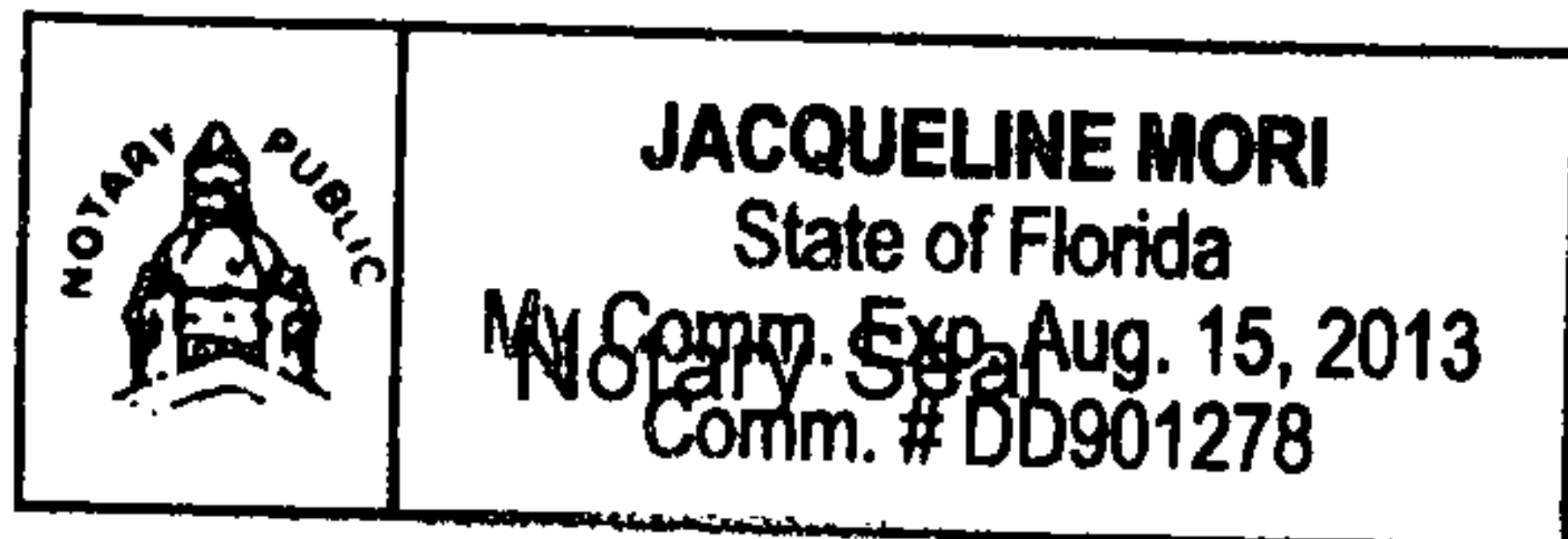
Kate Fox Pott  
Print Name of Witness

Catherine B. Pickett

CATHERINE BERLIN PICKETT, a/k/a  
CATHERINE PICKETT, individually and as  
successor Trustee aforesaid

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this \_\_\_ day of November 2009 by CATHERINE BERLIN PICKETT, a/k/a CATHERINE PICKETT, individually and as successor Trustee aforesaid who is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named persons are personally known to me.



Jacqueline Mori  
Notary Public

My Commission Expires: 8-15-2013