

Rec # 27.70

Prepared by and return to:

✓ Alison H. Haskins, Esquire  
Livingston, Patterson, Strickland & Siegel, P.A.  
46 North Washington Boulevard, Suite 1  
Sarasota, Florida 34236  
(941) 365-0550

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2009161676 3 PGS  
2009 DEC 31 01:44 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#1235789  
Doc Stamp-Deed: 0.70

This Deed has been prepared without  
the benefit of a Title examination.

Parcel ID # 2029-03-0012

**WARRANTY DEED**



THIS INDENTURE, made this 30 day of December, 2009, is between RICHARD HUBBARD, JR. and YVONNE HUBBARD, husband and wife, whose address is 2250 Fruitville Road, Sarasota, Florida 34237 ("Grantor") and SARASOTA LANES LLC, a Florida limited liability company, whose address is 2250 Fruitville Road, Sarasota, Florida 34237 ("Grantee").

(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and limited liability companies, wherever the context so admits or requires.)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee forever, the following described land located in the County of Sarasota, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to valid easements, restrictions, and reservations of record, and real property taxes for the year 2009 and subsequent years.

Grantors warrants and represent to Grantee that they have never resided on the property described herein; that they have never resided on any adjacent property; and that the property described herein is not "homestead" property.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

WITNESSES:

Patricia A. Blair  
Print Name of Witness:  
Patricia A. Blair

Richard Hubbard Jr.  
RICHARD HUBBARD, JR.

Alison Haskins  
Print Name of Witness:  
Alison Haskins

Patricia A. Blair  
Print Name of Witness:  
Patricia A. Blair

Yvonne Hubbard  
YVONNE HUBBARD

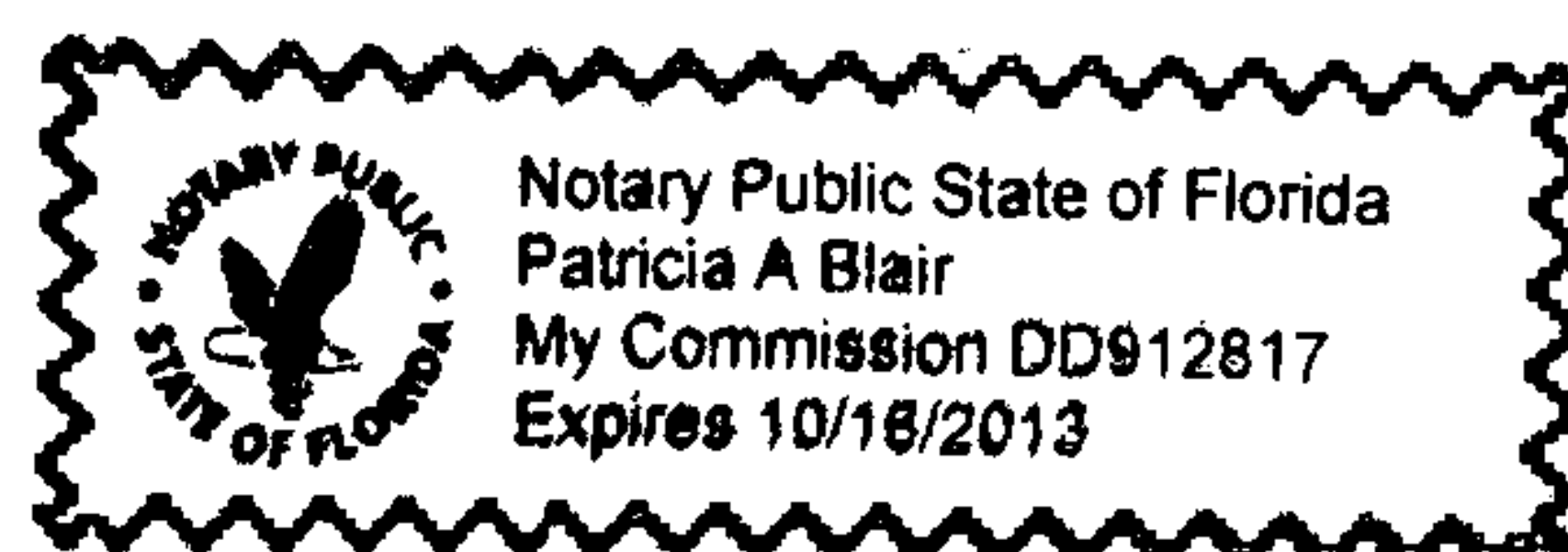
Alison Haskins  
Print Name of Witness:  
Alison Haskins

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30 day of December, 2009, by RICHARD HUBBARD, JR. and YVONNE HUBBARD, husband and wife, who are personally known to me or who have produced \_\_\_\_\_ as identification.

Patricia A. Blair  
Notary Public

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



**EXHIBIT "A"**

Begin at the Northwest corner of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 20, Township 36 South, Range 18 East; thence East along the North line of SW  $\frac{1}{4}$  (center line of Fruitville Road), 223.1 feet; thence S  $0^{\circ} 04' W$ , 40 feet to South line of said Fruitville Road for a Point of Beginning; thence continue S  $0^{\circ} 04' W$ , 283.25 feet to the North line of Main Street (80 feet wide); thence N  $89^{\circ} 42' E$ , along the North line of Main Street, 280.31 feet; thence North  $0^{\circ} 04' E$ , 281.9 feet to the South line of said Fruitville Road; thence West, along said South line, 280.4 feet to Point of Beginning; being in the NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 20, Township 36 South, Range 18 East, Sarasota County, Florida.