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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

DDAUGHER Receipt#1252196  
Doc Stamp-Deed: 2,450.00

Prepared by and return to:

Steven W. Ledbetter, Attorney at Law  
4140 Woodmere Park Blvd. Suite 4  
Venice, FL 34293-2205  
941-256-3965

File Number: 0200-001

Consideration: \$350,000.00

Document Stamp Tax: \$2,450.00



2010023221

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## Warranty Deed

**This Warranty Deed** made between **Gisela Dierig**, an unmarried widow whose post office address is **1534 Hillendale Road, Front Royal, VA 22630**, grantor, and **Warm Mineral Springs Motel, Inc.**, a Florida corporation whose post office address is **12597 S. Tamiami Trail, North Port, FL 34287**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

**Lots 1,2,3, and 28, Block 1, Unit 78, WARM MINERAL SPRINGS as per plat thereof, recorded in Plat Book 9, Pages 7 and 7A, of the Public Records of Sarasota County, Florida. ALSO, a tract of land 285 feet by 200 feet lying on the Westerly side of Ortiz Blvd. at the intersection of Ortiz Blvd and U.S. 41, said tract of land being more particularly described as follows: Beginning at the Intersection of the Westerly R/W line of Ortiz Blvd., and the Northerly R/W line of U.S. 41 (Tamiami Trail): thence N 86 deg. 03' W, along said Northerly R/W line 285 feet; thence N 2 deg. 45' W 200 feet; thence S 86 deg. 03' E 285 feet to the Westerly R/W line of Ortiz Blvd; thence S 2 deg. 45' E along said R/W line 200 feet to the POB. All lying and being in Section 36, Township 39 South Range 20 East, Sarasota County, Florida, LESS the following described parcel of land: Beginning at the intersection of the West line of Ortiz Blvd. with the N line of Tamiami Trail (U.S. 41) thence North 86 deg. 03' West along said Tamiami Trail, 285 feet; thence North 2 deg, 45' West parallel to the West line of Ortiz Blvd., 50.34 feet; thence South 86 deg. 03' East parallel to the North line of the Tamiami Trail, 285 feet to the West line of Ortiz Blvd.; thence South 2 deg. 45' East along the west line of Ortiz Blvd., 50.34 feet to the POB, per deed recorded May 9, 1957, O.R. Book 31, Page 489, and corrective deed recorded July 3, 1957, O.R. Book 42, Page 265, Public Records of Sarasota County, Florida.**

Parcel Identification Number: 0791-02-0004

**Subject to** all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**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; that the grantor hereby fully 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 19 day of February, 2010.

Signed, sealed and delivered in our presence:

Kirsten L. Kinkel  
Witness #1 Signature &  
Printed Name: Kirsten L. Kinkel

Kathy M. Cook  
Witness #2 Signature &  
Printed Name: Kathy M. Cook

Gisela Dierig Gisela Dierig  
GISELA DIERIG

State of Virginia

County of Warren

The foregoing instrument was acknowledged before me this \_\_\_ day of February, 2010 by Gisela Dierig, who [ ] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

Jill T. Johns Jill T. Johns  
Notary Public

Printed Name: Jill T. Johns

My Commission Expires: 11-31-2011

