

Prepared by and after Recording Return to:

Laura L. Hillier, Esq.  
1899 Porter Lake Drive, #106  
Sarasota, Florida 34240

## WARRANTY DEED

**THIS DEED**, Executed by first party/grantor **VERNA BONTRAGER**, a single woman, unremarried widow whose husband **MANASSES BONTRAGER** died on December 17, 1990, to second party/grantee **VERNA BONTRAGER**, trustee or successor trustee(s) of the **VERNA BONTRAGER REVOCABLE LIVING TRUST** dated **March 3, 2010**, and any amendments thereto, whose mailing address is 8951 Delft Road, Sarasota, Florida 34240. First party's mailing address is the same as second party/grantee,

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of good and valuable considerations in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, **CONVEY** and **WARRANT** unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the **County of Sarasota, State of Florida**, to-wit:

The Property is located 3509 Estrada Street, Sarasota, Florida 34239

Parcel Identification Number: 0055-01-0039

Lots 1, 3, 5, and 7, Block K, **HEMECROFT**, a subdivision, according to the plat thereof recorded in Plat Book 2, Page 29, of the Public Records of Sarasota County, Florida.

SUBJECT to conditions, restrictions, limitations, reservations, easements and taxes of record, if any. The property description was provided by the first party. No title search was requested or provided.


TO HAVE AND TO HOLD the same in **FEE SIMPLE** forever, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever. The first party grantor hereby covenants with the second party grantee that the grantor is lawfully seized of said land in fee simple; and that the grantor has good right and lawful authority to sell and convey said land; and that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*This property is not Homestead and is not contiguous to Homestead property for* **VERNA BONTRAGER** in this transfer from first party grantor to grantor's revocable living trust.

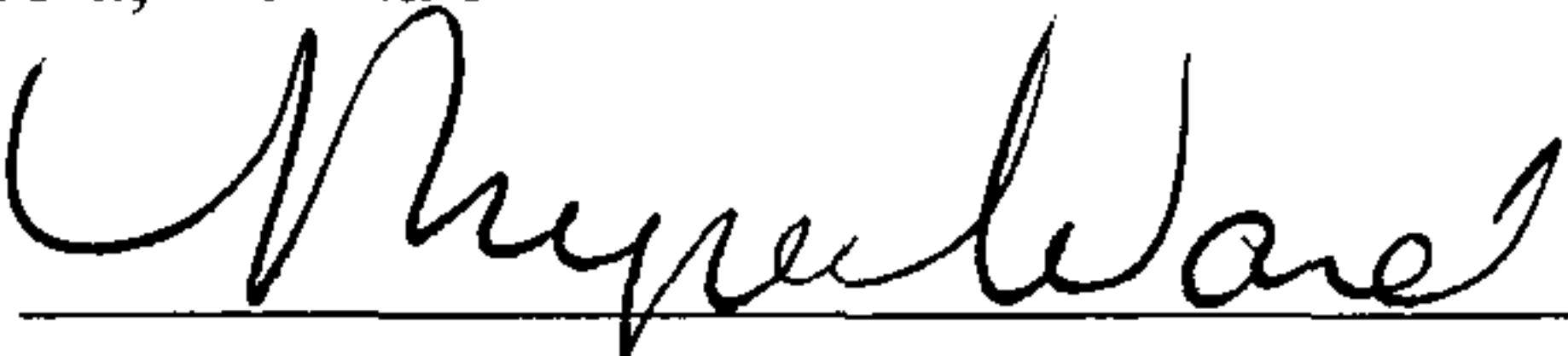
Full power and authority, including all powers under F.S. § 689.071, is hereby granted to said trustee to protect, conserve, sell, lease, encumber, or otherwise manage, transfer, or convey, or otherwise dispose of the real property herein described.

**NOTE TO DOCUMENT STAMP EXAMINERS:** Minimal documentary stamps are due for this transfer from first party grantors to grantor's revocable living trust (has power to revoke). Revocable Trust : A deed to a trustee from a grantor (to grantor's trust) who has the power to revoke the trust instrument, is not a transfer of ownership subject to the stamp tax. F.A.C. 12B-4.013 (32)

In Witness Whereof, *first party signed in the presence of 2 witnesses*, sealed and delivered on **March 3, 2010** :

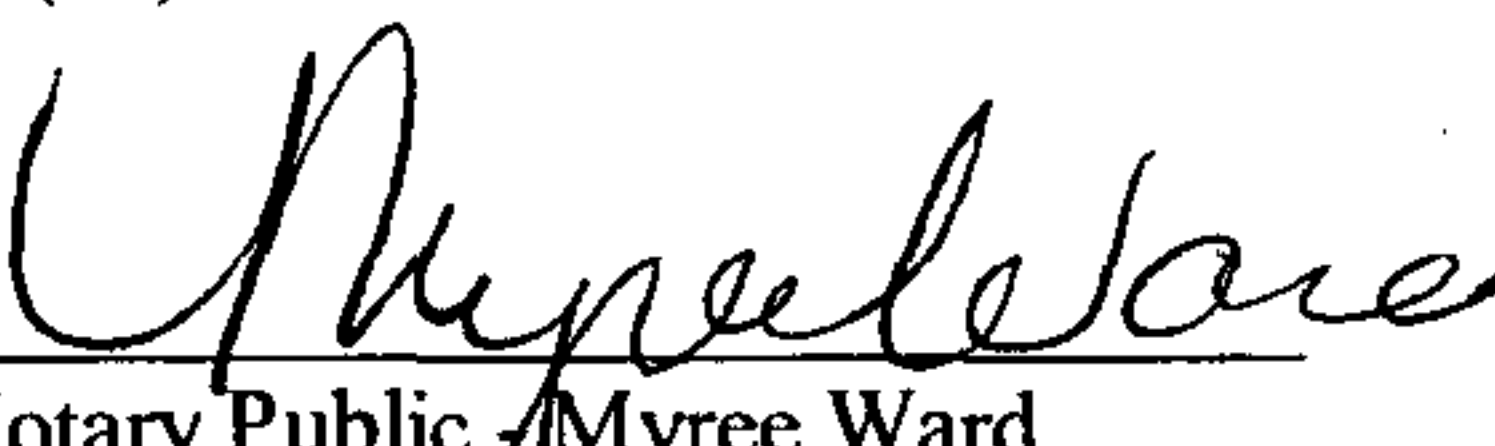
  
**VERNA BONTRAGER** mailing address 8951 Delft Road, Sarasota, Florida 34240

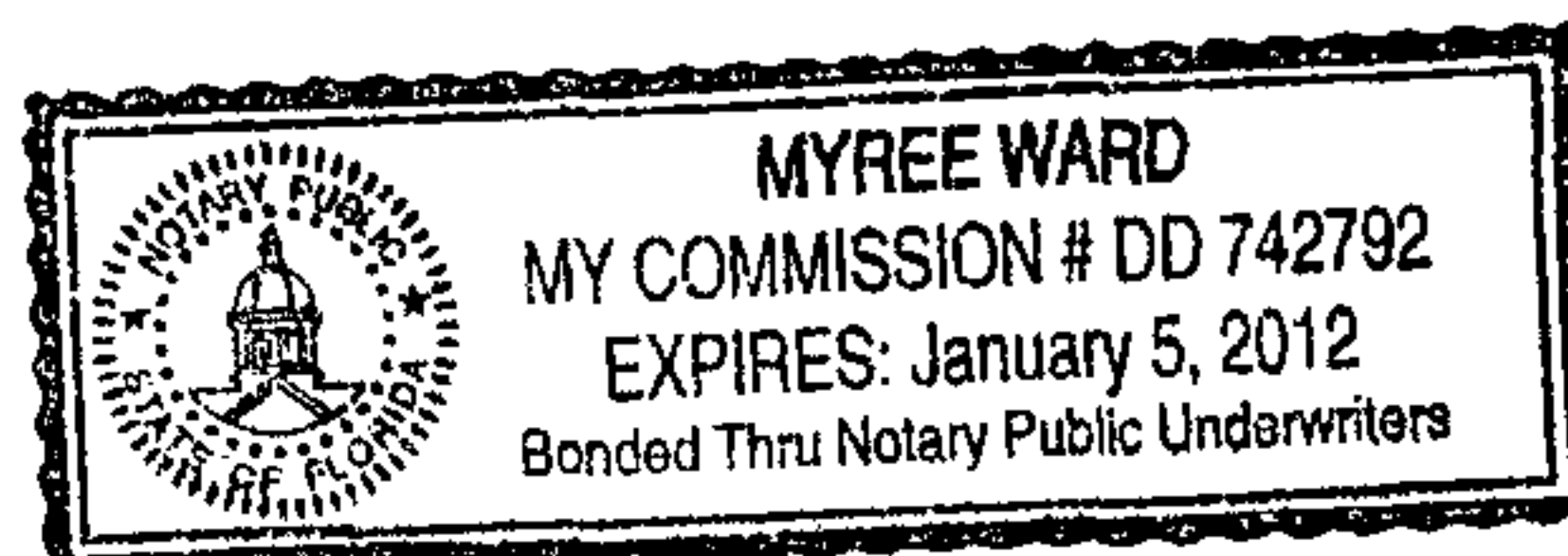
  
Witness **LAURA L. HILLIER**, Esq. of Sarasota, FL

  
Witness **MYREE WARD** of Sarasota, FL

**STATE OF FLORIDA** )  
**COUNTY OF SARASOTA** )

The foregoing instrument was acknowledged before me on **March 3, 2010**, **VERNA BONTRAGER** ( ) who is personally known to me, or produced (X ) FL Drivers license as identification.

  
Notary Public - Myree Ward



(SEAL)

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2010028384 1 PG  
2010 MAR 08 10:46 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#1255855  
Doc Stamp-Deed: 0.70

