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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

DCOURSEY Receipt#1299647

Doc Stamp-Deed: 0.70

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THIS INSTRUMENT PREPARED WITHOUT  
EXAMINATION OF TITLE BY  
DAVID P. JOHNSON, ESQ.  
2201 RINGLING BOULEVARD, SUITE 104  
SARASOTA, FLORIDA 34237

Doc. Stamps: \_\_\_\_\_  
Recording: \_\_\_\_\_



PARCEL ID # 0615-00-1092

### GENERAL WARRANTY DEED

This Deed is made by FRANK HAROLD BREWER as TRUSTEE OF THE FRANK HAROLD BREWER REVOCABLE TRUST AGREEMENT dated the 21<sup>th</sup> March, 2007, herein called "Grantor," to, FRANK HAROLD BREWER and JEAN BREWER, husband and wife, whose address is 7081 Myakka Valley Trail, Sarasota, Florida 34241, herein called "Grantee."

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

Grantor, in consideration of \$10,00 and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the real property in Sarasota County, Florida, legally described as follows:

See attached legal description, Exhibit "A"

SUBJECT TO easements, restrictions of record if any, applicable zoning regulations and ordinances and taxes for 2010 and subsequent years.

TOGETHER with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining.

This conveyance of unencumbered property is given for nominal consideration; therefore, minimum documentary stamp tax is due in accordance with Section 12B-4.013(29)(a), Florida Administrative Code.

And Grantor hereby covenants to 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 all lawful claims of all persons whomsoever, and that the property is free of all encumbrances, except for mortgages of record, if any.

## Exhibit "A"

### Legally described as:

A parcel of land lying and being in the North ½ of Section 20, Township 37 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at a concrete monument marking the Northwest corner of said Section 20, as shown on the plat of Myakka Valley Ranches Unit No. 1, recorded in Plat Book 19, Pages 19 and 19A, of the Public Records of Sarasota County, Florida; thence S 00°17'17"E, along the West line of said section 20, a distance of 1379.64 feet to a concrete monument marking the most Southwesterly corner of said Myakka Valley Ranches, Unit No. 1, for a point of beginning; thence continue S 00°17'17"E, along the West line of said Section 20, a distance of 1179.64 feet; thence East, parallel to the South line of the Northwest 1/4 of Section 20, and 100.00 feet therefrom, a distance of 1828.57 feet; thence N 00°17'17"W, parallel to said West line of Section 20 a distance of 1192.86 feet, thence S 89°53'57"W, parallel to the South line of Lot 75, Myakka Valley Ranches, Unit No. 1 and 40 feet therefrom a distance of 1797.95 feet to the Southeasterly right-of-way line of Myakka Valley Trail; thence S 44°42'43"W, along said Southeasterly right-of-way line a distance of 14.10 feet to a concrete monument; thence S 89°53'57"W, along the South line of said Myakka Valley Trail a distance of 20.64 feet to the point of beginning, less the East 841.70 feet of the following described parcel.

Subject to an easement for ingress and egress extending from said West line of Section 20 to the Easterly line of the above described parcel, being more particularly described as follows:

Commence at a concrete monument marking the Northwest corner of said Section 20, as shown on the Plat of Myakka Valley Ranches, Unit No. 1, recorded in Plat Book 19, pages 19 and 19A, of the Public Records of Sarasota County Florida; thence S 00°17'17"E, along the West line of said Section 20, a distance of 1379.64 feet to a concrete monument marking the most Southwesterly corner of said Myakka Valley Ranches, Unit No. 1; thence continue S 00°17'17"E, along said West line a distance of 30.00 feet; thence N 89°53'57"E parallel to the South line of Lot 75, said Myakka Valley Ranches, Unit No. 1 and 50.00 feet therefrom a distance of 1828.56 feet; thence N 00°17'17"W, parallel to said West line of Section 20 a distance of 40.00 feet; thence S 89°53'57"W, parallel to said South line of Lot 75 and 40.00 feet therefrom a distance of 1797.95 feet to the Southeasterly right-of-way line of Myakka Valley Trail; thence S 44°42'43"W along said Southeasterly right-of-way line a distance of 14.10 feet to a concrete monument; thence S 89°53'57"W along the South line of said Myakka Valley Trail a distance of 20.64 feet to the point of beginning, TOGETHER WITH easements for ingress and egress as described in Official Records Book 1066, Page 956, and Official Records Book 1404, Page 2180.



Executed on July 18, 2010.

WITNESSES:

Donald Logan

Name: DONALD J LOGAN

Margo C. Kastor

Name: MARGO C. KASTOR

Frank Harold Brewer

FRANK HAROLD BREWER  
AS TRUSTEE

Jean Brewer

JEAN BREWER  
GRANTOR'S SPOUSE

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2010 by FRANK HAROLD BREWER, TRUSTEE OF THE FRANK HAROLD BREWER REVOCABLE TRUST AGREEMENT dated 21<sup>th</sup> March 2007, who is personally known to me or who has/have produced \_\_\_\_\_ as identification and JEAN BREWER who is personally known to me or who has/have produced \_\_\_\_\_ as identification.

Sandra L. Caldwell

I am a Notary Public in the  
State of Florida and my  
Commission expires:

Prepared by and return to:  
David P. Johnson, Esq.  
2201 Ringling Blvd. Suite 104  
Sarasota, FL 34237  
(941) 365-0118

