

REC 18.50
DOL-2,302.50

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3 months

Prepared By and Return To:
REETER001
Chelsea Title Company, A Division of Chicago Title
189 Center Road
Venice, FL 34285-5572

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010115808 2 PGS
2010 SEP 21 11:30 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KONESS Receipt#1317238
Doc Stamp-Deed: 2,362.50

File No. CT32-10005405

Property Appraiser's Parcel I.D. (folio) Number(s)
0061-04-0006



WARRANTY DEED

THIS WARRANTY DEED dated September 13, 2010, by Irvin R. Slabach and Carolyn R. Slabach, Trustees, or their successors in trust, under the Slabach Living Trust dated April 30, 1998, hereinafter called the grantor, to Dr. James E. Kurzydlo, P.A. and James E. Kurzydlo and Christine M. Kurzydlo, as Trustees of the Kurzydlo Family Trust, dated January 8, 2007, whose post office address is 4299 Las Palmas Way, Sarasota, FL 34238, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Sarasota County, Florida, to wit:

Lots 19 and 20, Block 157, SOUTH GATE, UNIT NO. 36, according to the plat thereof, as recorded in Plat Book 16, Page 9, of the Public Records of Sarasota County, Florida,

Together with:

An undivided 6% interest in and to that portion of Block 157, SOUTH GATE, UNIT NO. 36, according to the plat thereof, as recorded in Plat Book 16, Page 9, of the Public Records of Sarasota County, Florida, designated on said plat as "Private Access" with 3% allocable to each of Lots 19 and 20 of said Block 157.

Grantees by the acceptance hereof specifically covenant and agree for the benefit of all owners of property in said Block 157 that they will contribute to the maintenance of said "Private Access", in accordance with such plans as may from time to time be adopted by a majority of interests in said "Private Access", to an extent proportionate to said undivided interest hereinabove stated; and the obligation hereby assumed and undertaken shall be binding as well upon the heirs, personal representatives, successors and assigns, of Grantees and shall be deemed a covenant running with the land hereinabove described.

This deed hereby confers on the Trustee the powers and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed. This document is created pursuant to Section 689.071, Florida Statutes.

Grantor hereby warrants that referenced Trust Agreement has not been amended or revoked and remains in full force and effect.

Grantors hereby warrant that referenced property is not their homestead property.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(Witness Signature)

Gregory M. Fisher

(Print Name of Witness)

(Witness Signature)

Golda Radefeld

(Print Name of Witness)

Slabach Living Trust dated April 30, 1998

BY:

Irvin R. Slabach, Trustee

WARRANTY DEED
(Continued)

(Print Name of Witness)

BY: Carolyn R. Slabach
Carolyn R. Slabach, Trustee

Address:
8255 Barton Farms Blvd
Sarasota, FL 34240

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me this 13th day of September, 2010, by _____ Irvin R. Slabach and Carolyn R. Slabach _____, to me known to be the person(s) described in or who has/have produced Drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 13th day of September, 2010.

Gregory M. Fisher

NOTARY PUBLIC
My Commission Expires:

