

18.50 Record
1.70 doc
19.20

Prepared by and return to:

✓ KEVIN P. SMITH, ESQ.
677 N. Washington Blvd.
Sarasota. FL 34236

(without benefit of title examination)

Parcel ID # 408-05-0001

WARRANTY DEED

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2011013572 2 PGS

2011 FEB 04 12:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CEAGLETO Receipt#1357366

Doc Stamp-Deed: 0.70



2011013572

This indenture, made this 19 day of January, 2011, A.D. between DEBORAH A. IVERSEN, as successor Trustee, pursuant to the ANN HANSEN-IVERSEN DECLARATION OF TRUST dated December 20, 1999, of 6229 Weymouth Drive, Sarasota, FL 34238, referred to hereinafter as "Grantor", to DEBORAH A. IVERSEN, a single person and co-heir, and LAWRENCE G. IVERSEN, a single person and co-heir, as tenants in common, of 6229 Weymouth Drive, Sarasota, FL 34238, referred to hereinafter as "Grantees", witnesseth:

(Whenever used herein the term "grantor" include all the parties to this instrument and the heirs, legal representative and assigns of individual, and the successors and assigns of corporation)

That the party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) to them in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the party of the second part, his heirs and assigns forever, the following described land in Sarasota County, Florida:

The Southwesterly 37.5 feet of Lot 10 and the Northeasterly 22.5 feet of Lot 11, Block 64, GULF VIEW SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, Pages 77-77A, of the Public Records of Sarasota County, Florida.

And the party of the first part does hereby fully warrant the title to such land will defend the same against the lawful claims of all persons whomsoever.

SUBJECT to covenants, restrictions, easements, conditions and limitations of record and taxes for the current year and all subsequent years.

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

To Have and to Hold, the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee; and Grantor covenants with Grantee that, except as may be noted hereinabove, at the time of the delivery of this Deed, Grantor was well

seized of the premises aforesaid, Grantor had good right and title to convey, the premises were free from all encumbrances, except as recorded in Public Records, Grantee shall have the peaceable and quiet possession thereof, Grantor shall fully warrant the title and defend it against the lawful claims of all persons whomsoever, and Grantor will make such further assurance to perfect the fee simple title in Grantee as may be reasonably required.

In Witness Whereof, Grantor has executed this deed on the date first above written.
Signed, sealed and delivered in our presence:

WITNESSES:

Margaret A. Potter
signature

Margaret A. Potter
print name

Kern P. Smith
signature

Kern P. Smith
print name

Deborah A. Iversen
DEBORAH A. IVERSEN,
as successor Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19 day of JAN, 2011, by DEBORAH A. IVERSEN, as successor Trustee, who is personally known to me or who have produced _____ as identification.

Margaret A. Potter
Notary Public
Print Name: MARGARET A. POTTER

My Commission Expires:

