

Prepared by:  
Lesli McMillan  
Alliance Group Title, LLC  
2000 Webber Street  
Sarasota, Florida 34239

File Number: 11-094

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2011026066 2 PGS  
2011 MAR 04 03:13 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#1365980  
Doc Stamp-Deed: 350.00

## General Warranty Deed

Made this March 1, 2011 A.D. By **Theresa A. Strasser, a single person**, whose address is: 207 Mount Hope Dr., Albany, NY 12202-1018, hereinafter called the grantor, to **Joseph V. Russo, Jr., a married man**, whose post office address is: 2100 Sandhill Lane, Nokomis, FL 34275, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

### Parcel 1

From the SW corner of the SE1/4 of the SE 1/4 of Section 25, Township 38 South, Range 18 East, Sarasota County, Florida, run East along the South line of said Section, 25.0 feet; thence North, parallel to 1/4 1/4 Section line 145.0 feet for a P.O.B.; thence continue North and parallel to said 1/4 1/4 line 125.0 feet; thence East, parallel to the South line of said Section, 100.0 feet; thence South, parallel to said 1/4 1/4 section line 125.0 feet; thence West, parallel to said South line of Section 25, a distance of 100.00 feet to the P.O.B. Section 25, Township 38 South, Range 18 East, Sarasota County, Florida.

### Parcel 2

From the SW corner of the SE1/4 of the SE 1/4 of Section 25, Township 38 South, Range 18 East, Sarasota County, Florida, run East along the South line of said Section, 25.0 feet; thence North, parallel to 1/4 1/4 Section line 270.0 feet; thence East parallel to the South line of said Section 100.0 feet for a P.O.B.; thence continue East, parallel to the South line of said Section 60.50 feet; thence South, parallel to said 1/4 1/4 line 100.00 feet; thence West, parallel to the South line of said Section, 60.50 feet; thence North parallel to said 1/4 1/4 line 100.0 feet to the P.O.B. Lying and being in Section 25, Township 38 South, Range 18 East, Sarasota County, Florida.

### Parcel 3

From the SW corner of the SE1/4 of the SE 1/4 of Section 25, Township 38 South, Range 18 East, Sarasota County, Florida, run East along the South line of said Section, 25.0 feet; thence North, parallel with the half section line 20 feet for a point; thence continue North and parallel with the half section line 250.0 feet; thence East parallel to the South line of said Section 160-1/2 feet for a P.O.B.; thence continue East and parallel with the South line of said Section 60-1/2 feet; thence South and parallel with the half section line 100.00 feet; thence West and parallel with the South section line 60-1/2 feet; thence North and parallel with the half section line 100.0 feet to the P.O.B. Lying and being in Section 25, Township 38 South, Range 18 East, Sarasota County, Florida.

Parcel ID Number: **0165-16-0023; 0165-16-0024; 01**

Subject to reservations, restrictions, and easements of record.

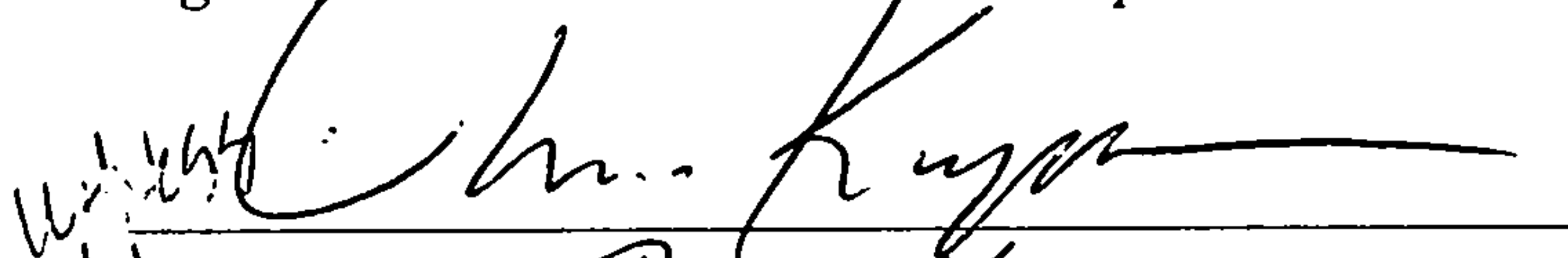
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

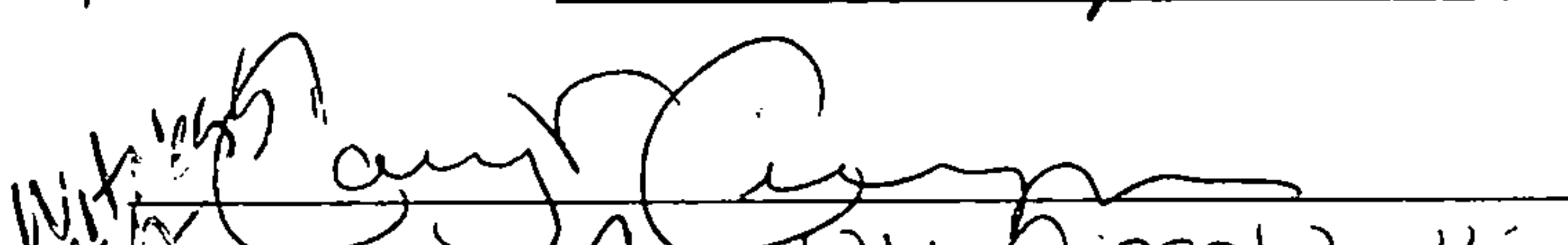
**To Have and to Hold**, the same in fee simple forever.

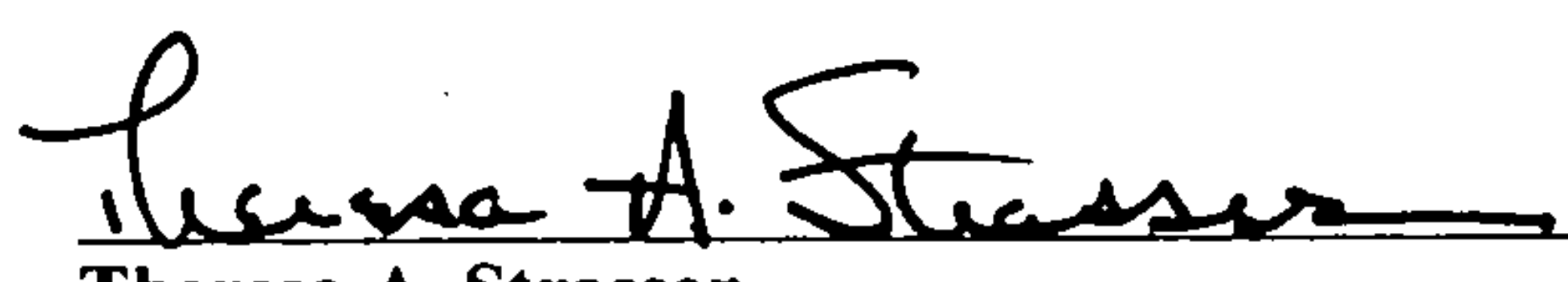
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2010.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
Witness Printed Name Thomas Krupar

  
Witness Printed Name CASEY V. CIESZYŃSKI

  
Theresa A. Strasser (Seal)  
Address: 207 Mount Hope Dr., Albany, NY 12202-1018

\_\_\_\_\_  
(Seal)  
Address:

Prepared by:  
Lesli McMillan  
Alliance Group Title, LLC  
2000 Webber Street  
Sarasota, Florida 34239

File Number: 11-094

State of New York  
County of Albany

The foregoing instrument was acknowledged before me this 22nd day of February, 2011, by Theresa A. Strasser, a single person, who is/are personally known to me or who has produced driver's license(s) as identification.

  
Notary Public

Print Name: Thomas Kraupner

My Commission Expires: June 21, 2014

THOMAS KRAUPNER  
Notary Public, State of New York  
No. 01KR6148639  
Qualified in Albany County  
Commission Expires June 21, 2014