

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2011119018 2 PGS

2011 OCT 13 09:52 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CEAGLETO Receipt#1432387

Doc Stamp-Deed:

0.70

WARRANTY DEED

3- BY THIS WARRANTY DEED MARGUERITE S. COOK, individually and as Trustee of the Marguerite Spann Cook Revocable Trust and as a Successor Trustee of the Emmitt Jackson Cook Trust, herein called Grantor, in consideration of \$10.00 paid by BRUCE A. COOK and JUDITH L. EX, as tenants in common each holding an equal undivided interest with a life estate reserved to MARGUERITE S. COOK termination at her death, whose post office address is 30310 Betts Road, Myakka City, Florida 34251, herein called Grantee, conveys to Grantee the following real property in Sarasota County, Florida, the DP number of which is 0220-00-3101:



2011119018

SEE ATTACHED LEGAL DESCRIPTION.

SUBJECT TO 2011 real property taxes and easements and restrictions of record, if any.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seised of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor fully warrants the title to the property and will defend it against the lawful claims of all persons and that the property is free of all encumbrances not stated in this deed.

DATED on October 5, 2011.

Executed in the presence of:

HENRY P. TRAWICK, JR.

JULIE ANN BIFANO

Marguerite S. Cook
7810 Kennedy Lane
Sarasota, Florida 34240
Individually and as
Trustees Aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this October 5, 2011 by MARGUERITE S. COOK, Individually and As Trustees aforesaid, who is personally known to me or has produced _____ as identification.

Notary Public



JULIE ANN BIFANO
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD712330
EXPIRES 12/28/2011
BONDED THRU 1-888-NOTARY1

Prepared by: Henry P. Trawick, Jr.
Henry P. Trawick, P.A.
P. O. Box 4009
Sarasota, Florida 34230

PARCEL 1

DESCRIPTION:

A PARCEL OF LAND, BEING IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S 00°20'45" E, ALONG THE EAST LINE OF SAID SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 782.09 FEET; THENCE S 89°12'33" W, A DISTANCE OF 200.00 FEET; THENCE S 00°20'45" E, A DISTANCE OF 8.00 FEET; THENCE S 89°12'33" W, A DISTANCE OF 83.34 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 89°12'33" W, A DISTANCE OF 281.56 FEET; THENCE N 00°20'45" W, A DISTANCE OF 788.70 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 21; THENCE N 89°04'06" E, ALONG SAID NORTH LINE, A DISTANCE OF 281.56 FEET; THENCE S 00°20'45" E, A DISTANCE OF 789.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.10 ACRES, MORE OR LESS.

PARCEL 2

DESCRIPTION:

A PARCEL OF LAND, BEING IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S 00°20'45" E, ALONG THE EAST LINE OF SAID SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 782.09 FEET; THENCE S 89°12'33" W, A DISTANCE OF 200.00 FEET; THENCE S 00°20'45" E, A DISTANCE OF 8.00 FEET; THENCE S 89°12'33" W, A DISTANCE OF 83.34 FEET; THENCE N 00°20'45" W, A DISTANCE OF 789.39 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 21; THENCE N 89°04'06" E, ALONG SAID NORTH LINE, A DISTANCE OF 283.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.10 ACRES, MORE OR LESS.