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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#1466421



Mail Recorded Deed and Tax Statement to:
Susanne C. Koehnlein
1859 Magnolia St.
Sarasota, FL 34239
Parcel ID Number: 2039-08-0039

Prepared by:
Freedom Rings
3003 S. Tamiami Tr.
Sarasota, FL 34239

QUITCLAIM DEED

THIS INDENTURE, executed this 3 day of FEB 2012, by **Susanne Christina Koehnlein**, whose post office address is: 4 Blueberry Lane, Stoney Brook, NY 11790, herein after referred to as **Grantor**, hereby remise(s), release(s) and forever quitclaim(s) all interest (100%) to **The Susanne C. Koehnlein Living Trust, UTD January 18, 2012, Susanne C. Koehnlein, as Trustee**, whose post office address is: 1859 Magnolia St., Sarasota, FL 34239, herein after called the **Grantee**. The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any Successor Trustee of the trust) shall have all of the powers set forth in Sections 689.071 and 737.402, Florida Statutes.

WITNESSETH

That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto said Grantee and Grantee's heirs, successors forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the county of **SARASOTA**, State of Florida, to wit:

Lot 15 and the East 1/2 of Lot 13, Block E, POINSETTIA PARK, according to the Plat thereof, recorded in Plat Book 1, Page 143 of the Public Records of Sarasota County, Florida

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

Together with all 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 quitclaims 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.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Print: JEANETTE RUTLEDGE

Susanne Christina Koehnlein, Grantor

Print: Julie M. Jefferson

**STATE OF FLORIDA
COUNTY OF SARASOTA**

This foregoing instrument was acknowledged before me on this 3 day of Feb., 2012, by **Susanne Christina Koehnlein**, and Jeanette Rutledge and Julie M. Jefferson, the witnesses who are either personally known to me, or produced FL D.L. as identification, and who did take an oath.
My commission Expires:

NOTARY PUBLIC
Julie M. Jefferson
Print Name

