

Rec. Fee \$ \_\_\_\_\_  
Doc. Stamps \$ \_\_\_\_\_  
Total \$ \_\_\_\_\_

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2012100783 1 PG  
2012 AUG 06 09:36 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#1525171  
Doc Stamp-Deed: 70.00

*[Handwritten mark]*  
This instrument prepared by:  
DEAN HANEWINCKEL  
Law Offices of Dean Hanewinckel, P.A.  
2650 South McCall Road  
Englewood, Florida 34224  
(941)473-2828

**SPECIAL WARRANTY DEED**

Statutory Form FS689.02

THIS INDENTURE, made this \_\_\_\_ day of July, 2012, between VICTOR F. CALDERON, Trustee of the V.M. Calderon, Inc., Profit Sharing Plan, a/k/a V.M. Calderon, Inc. Profit Sharing Plan, Grantor, and HERBERT L. PRICHARD and LOIS B. PRICHARD, Co-Trustees of The Prichard Family Trust dated February 22, 1994, Grantee, whose post office address is 751 Perry Street, Englewood, FL 34223,

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lots 57, 58 and 59, TYLER AND DARLINGS ADDITION TO ENGLEWOOD, according to the Plat thereof as recorded in Plat Book 1, Page 59, of the Public Records of Sarasota County, Florida.

(For Information Only: Property Appraiser's Parcel Identification Number is 0504-08-0073)

Subject to easements, restrictions and reservations of record and taxes for the current year.

Said Trustee shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described herein as provided in Section 689.071, Florida Statutes.

And the said Grantor does hereby warrant the title to said land to the extent it has received it through the Certificate of Title issued on July 3, 2012 and recorded as Official Records Instrument #2012085730 of the Public Records of Sarasota County, Florida, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise..

"Grantor" and "grantee" are used for singular or plural, as context requires.

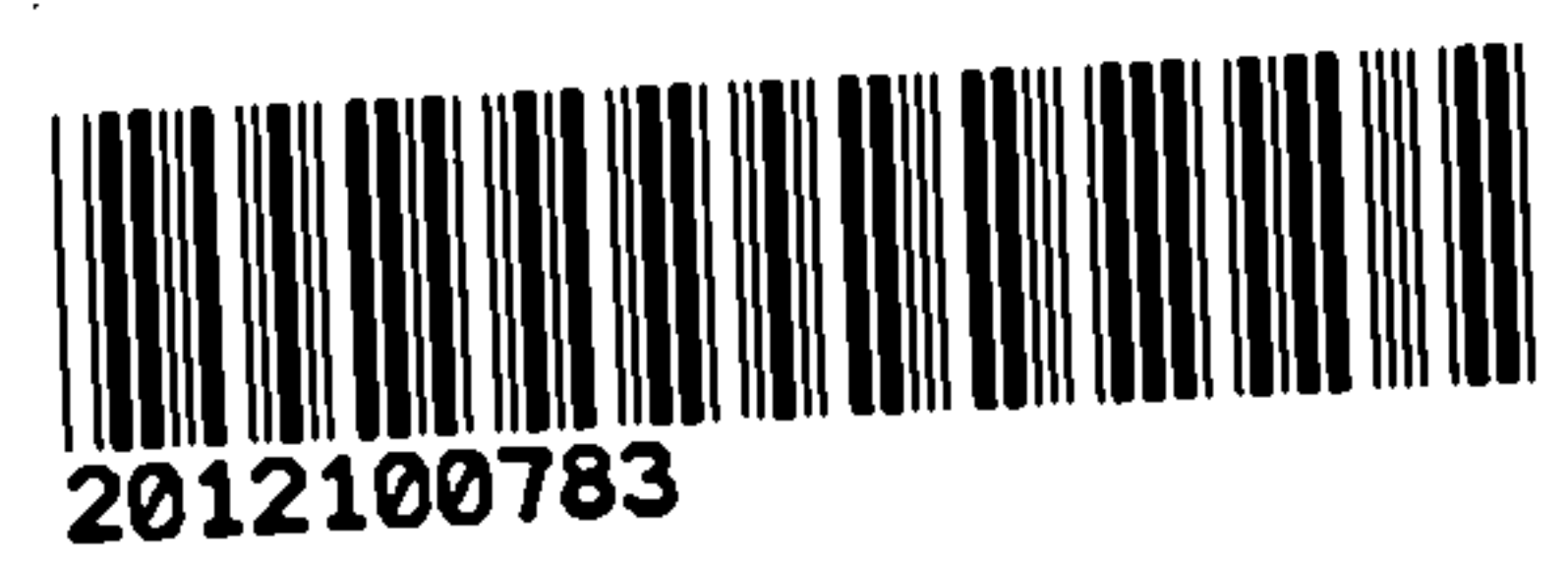
PREPARED WITHOUT BENEFIT OF TITLE SEARCH

Signed in the presence of:

Witness Sign *Candace Selby*  
Print Name Candace Selby

*Victor F. Calderon* (SEAL)  
VICTOR F. CALDERON, Trustee

Witness Sign *Deborah Lorch*  
Print Name Deborah Lorch



STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2010, by VICTOR F. CALDERON, Trustee of the V.M. Calderon, Inc., Profit Sharing Plan, a/k/a V.M. Calderon, Inc. Profit Sharing Plan.

*Deborah Lorch*  
Notary Public

[NOTARIAL SEAL]

Personally known  
 Produced Identification  
\_\_\_\_\_  
Type of identification Produced

