

Rec. Fee \$ _____
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Total \$ _____

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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

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:

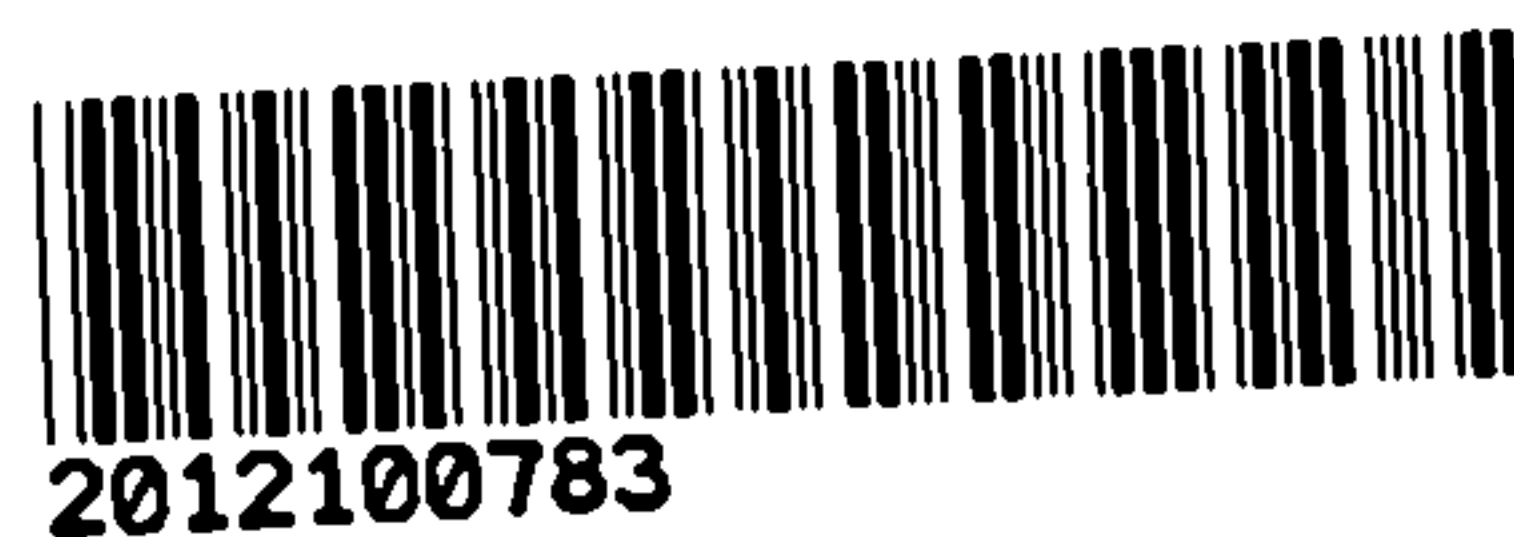
Witness Sign
Print Name

Candace Selby
Candace Selby

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

Witness Sign
Print Name

Deborah Lorch
Deborah Lorch



STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 30th 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 _____

