

Consideration: 3420.000  
Rec. Fees: 1850  
Doc. Stamps: 2940.00

PREPARED BY AND RETURN TO:  
Clifford M. King  
DUNLAP & MORAN, P.A.  
P.O. Box 3948  
Sarasota, FL 34230  
(941) 366-0115  
File No: cmk/13189-1

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2012114954 2 PGS

2012 SEP 06 10:32 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SARMISTEAD Receipt#1534517

Doc Stamp-Deed: 2,940.00



2012114954

### WARRANTY DEED

This Warranty Deed is made by **JOHN A. DAUPLAISE and HELEN L. DAUPLAISE, Husband and Wife**, (the "Grantor"), to **TERRY TEMPLETON**, as Trustee of the **MICHELLE REGO GST IRREVOCABLE TRUST AGREEMENT u/a/d August 31, 2012**, whose post office address is: **2185 Ringling Boulevard, Sarasota, FL 34237**, (the "Grantee").

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee, its successors and assigns forever, the following described real property in SARASOTA County, Florida:

**Lot 17, SHADOW OAKS, as per plat thereof recorded in Plat Book 23, Pages 9, 9A and 9B, of the Public Records of Sarasota County, Florida**

The Property Appraiser's Parcel Identification Number of the above-described real property is 0239-08-0007.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful

claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on September 5, 2012.

**WITNESSES:**

*Elizabeth Arme*  
Witness Signature  
Print Name: Elizabeth Arme

*Clifford M. King*  
Witness Signature  
Print Name: Clifford M. King

*Elizabeth Arme*  
Witness Signature  
Print Name: Elizabeth Arme

*Clifford M. King*  
Witness Signature  
Print Name: Clifford M. King

*John A. Dauplaise*  
JOHN A. DAUPLAISE  
5720 Ravenwood Drive  
Sarasota, FL 34243

*Helene L. Dauplaise*  
HELEN L. DAUPLAISE  
5720 Ravenwood Drive  
Sarasota, FL 34243

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

The foregoing instrument was executed and acknowledged before me on September 5, 2012, by JOHN A. DAUPLAISE and HELEN L. DAUPLAISE.

Personally known \_\_\_\_\_  
or Produced Identification   
Type of Identification Produced Florida Drivers License

*Clifford M. King*  
Notary Public  
Print Name:  
My Commission Expires:

