RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012154307 2 PGS
2012 NOV 27 10:34 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
FMILLER Receipt#1561773

DOC TAX $ .70
RECORD $ 18.50
INDEXING $

Doc Stamp-Deed: 0.70

Prepared by and return to:
David C. Groom,
2626 Bee Ridge Road Suite A
Sarasota, Florida 34239
(941)923-1646

2012154307

WARRANTY DEED

This Indenture, made this 29th day of October 2012, by and between DAVID C. GROOM & SYLVIA A. GROOM, Trustee, or their successors in trust, under SYLVIA A. GROOM revocable trust, dated December 21, 1999 and any amendments thereto, hereinafter collectively referred to as Grantor, whose post office address is 2626 Bee Ridge Road, Suite A, Sarasota, Florida 34239; and DAVID C. GROOM II, trustee, or successor trustees, under the DAVID C. GROOM II REVOCABLE LIVING TRUST, dated July 12, 2004, and any amendments thereto, hereinafter referred to as Grantee, whose post office address is 2626 Bee Ridge Road, Suite A, Sarasota, Florida 34239.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

ID# 74010104
Lots 16 and 17, Less the East 10 feet of Lot 17, Block K, BROOKSIDE SUBDIVISION, as per plat thereof recorded in Plat Book 1, Pages 195 and 196 of the Public Records of Sarasota County, Florida, ALSO, Less that portion of Lots 16 and 17 conveyed to the State of Florida by deed recorded in Official Record Book 54, Pages 678 and 682 of said Records.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the sinqular, the plural.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to all Grantors):

Joanne Karen Butler
Signature of Witness

JOANNE KAREN BUTLER
Print Name of Witness

Darla J. Harper
Signature of Witness

DARLA J. HARPER
Print Name of Witness

David C. Groom (SEAL)
DAVID C. GROOM

Sylvia A. Groom (SEAL)
SYLVIA A. GROOM

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of October 2012 by DAVID C. GROOM & SYLVIA A. GROOM, husband and wife, who is/are personally known to me or who has produced Florida Driver's License as identification. If no type of identification is indicated, the above-named person(s) is/are personally known to me.

(Notary Seal)

Gerry N. Lacey
Signature of Notary Public

Gerry N. Lacey
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 06/25/13.

GERRY N. LACEY
Comm# DD0895842
Expires 6/25/2013
Florida Notary Assn., Inc