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

RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
FMILLER Receipt#1561773

Doc Stamp-Deed: 0.70

2012154309

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 DARLIN GROOM, a single person, 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:

SEE SCHEDULE "A"

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.

SCHEDULE "A"

Parcel #1 ID# 2034070021

The East 33 1/3 feet of Lot 16 and West 33 1/3 feet of Lot 18, Block E, HUDSON PARK, as per plat thereof recorded in Plat Book 1, Page 21 of the Public Records of Sarasota County, Florida.

Parcel #2 ID# 2035140042

Lot 5, Block C, BATTLE & TURNER SUBDIVISION, as per plat thereof recorded in Plat Book 2, Page 98 of the Public Records of Sarasota County, Florida.

Parcel #3 ID# 2033110009

Lot 3, Block 6, EASTWOOD OAKS, Unit No. 5, as per plat thereof recorded in Plat Book 16, Page 1, of the Public Records of Sarasota County, Florida.

Parcel #4 ID# 53040018

Lot 38, BAHIA VISTA HEIGHTS, as per plat thereof recorded in Plat Book 9, Page 66, of the Public Records of Sarasota County, Florida.

Parcel #5 ID# 86020009

Lot 3, WADE'S SUBDIVISION NEW ENGLAND COLONY PHILLIPPI CREST, as per Plat thereof recorded in Plat Book 1, Page 11B, of the Public Records of Sarasota County, Florida.

Parcel #6 ID# 2034020042

The East 40 feet of Lot 13, and the West 30 feet of Lot 15, Block B, HUDSON PARK, according to plat thereof recorded in Plat Book 1, page 21, of the Public Records of Sarasota County, Florida.

Parcel #7 ID# 19050033

Lot 140, DESOTO LAKES SUBDIVISION, Unit No. 4, according to the Plat thereof as recorded in Plat Book 8, Page 118, of the Public Records of Sarasota County, Florida.

Parcel #8 ID# 55040009

Lot 19 and North 17 feet of Lot 21, Block A, NACIRAMA, as per plat thereof recorded in Plat Book 2, Page 51, of the Public Records of Sarasota County, Florida; LESS: West 15 feet for Road R/W, as set out in Official Record Book 797, Page 808, of said Records.

Above Parcels subject to valid restrictions, reservations, and easements of record, if any.

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