

THIS INSTRUMENT PREPARED
WITHOUT EXAMINATION OF TITLE BY:
MICHELLE LAJOIE HERMEY, ESQ.
FERGESON, SKIPPER, SHAW, KEYSER,
BARON & TIRABASSI, P.A.
1515 Ringling Boulevard, Suite 1000
Sarasota, Florida 34236
File No: 13564/25573

Consideration: \$ 10.00
Doc. Stamps: \$.70
Recording: \$ 18.50

PARCEL ID # 2039-15-1101

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012162320 2 PGS

2012 DEC 12 04:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

RECTRAIN Receipt#1567288

Doc Stamp-Deed: 0.70



2012162320

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 7 day of December, 2012, between **PETER M. WILLIAMS**, herein called "Grantor", whose address is 7629 Sanderling Rd., Sarasota, FL 34242, and **PETER M. WILLIAMS**, as **Trustee of the Peter M. Williams Trust u/a dated 6/23/03, as amended 3/10/10 and 2/23/12**, herein called "Grantee", whose address is 7629 Sanderling Rd., Sarasota, FL 34242. (The terms "Grantor" and "Grantee" include all the parties in each capacity to this Instrument and their respective heirs, personal representatives, successors and assigns)

Grantor, in consideration of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys **an undivided one-half (1/2) interest** unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the following described real property in Sarasota County, Florida:

Apartment C-3, WESTCHESTER APARTMENTS #1, a Condominium according to the Declaration of Condominium as recorded in Official Record Book 822, Page 34, as re-recorded in Official Records Book 826, Page 939, and amendments thereto, and as per plat thereof, recorded in Condominium Book 3, Pages 38 and 38A, and amendments thereto, of the Public Records of Sarasota County, Florida.

Grantor covenants that the above-referenced real property does not constitute their homestead. Grantor's homestead address is: 7629 Sanderling Road, Sarasota, FL 34242.

This conveyance, given for nominal consideration, does not result in a change in beneficial ownership; therefore, minimum documentary stamp tax is due in accordance with Section 12B-4.013(29)(a), Florida Administrative Code.

This conveyance is made subject to real estate taxes for the current year and subsequent years; applicable zoning regulations and ordinances; and all other covenants, conditions, restrictions, reservations and easements of record, if any.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that except as noted above, and except for mortgages of record, if any, at the time of the delivery of this Deed, the property was free from all encumbrances made by it, and that it warrants and will defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

The Grantees, as Trustees, warrant and represent that they are specifically granted and given the power and authority to protect, conserve, sell, exchange, option lease, mortgage, pledge, encumber, manage, control and dispose of the above described property and to exercise such other powers and authority granted by Section 689.07, Florida Statutes.

EXECUTED on 12/14/12, 2012.

WITNESSES:

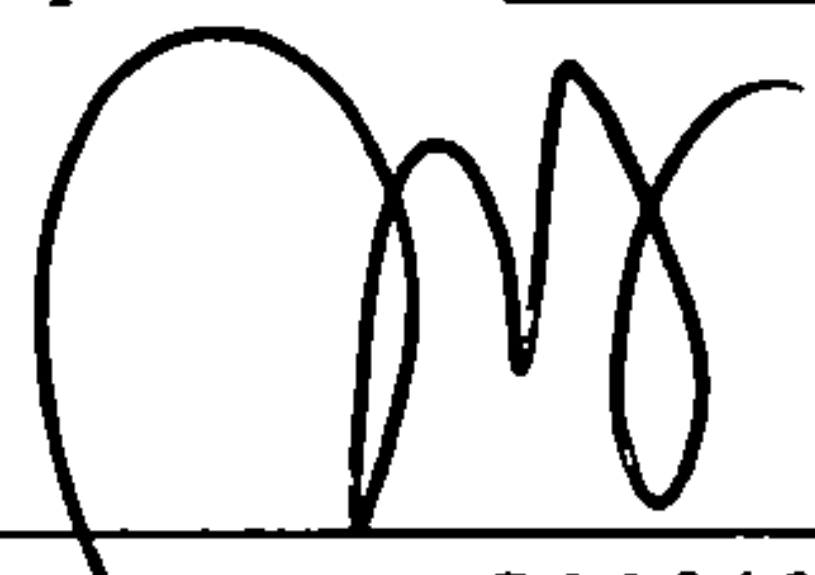

Print Name: RICHARD R. GANS


PETER M. WILLIAMS


Print Name: JOHN H. FISSE

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on 12/14/12, 2012, by **PETER M. WILLIAMS**, who is personally known to me or who has produced _____ as identification.


Name: RICHARD R. GANS
Notary Public
Serial Number _____
My Commission Expires: _____

