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KAREN E. RUSHING
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SARASOTA COUNTY, FLORIDA
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Prepared by and return to:
Skip Berg, Esq.
Law Offices of SKIP BERG, P.A.
1872 Tamiami Trail S., Suite D
Venice, FL 34293
941-493-0871
File Number: 12-167
Will Call No.: 206

Parcel Identification No. 0496-16-0005



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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 17 day of December, 2012 between PATRICIA S. DALTON, as Trustee of the PATRICIA S. DALTON REVOCABLE LIVING TRUST dated March 5, 1997, as amended whose post office address is 118 Sunaire Terrace, Nokomis, FL 34275 of the County of Sarasota, State of Florida, grantor*, and

BARBARA L. SWINK whose post office address is 110 Sunaire Terrace, Nokomis, FL 34275 of the County of Sarasota, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by 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:

A SEVENTY-FIVE PERCENT (75%) INTEREST IN THE FOLLOWING:

PARCEL 1:

The South 220 feet of the North 320 feet of Lot 68, PLAT OF ENGLEWOOD, as per plat thereof recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida, Less the Right-of-Way for State Road 775.

PARCEL 2:

The North 100 feet of Lot 68, PLAT OF ENGLEWOOD, as per plat thereof recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year, but this reference shall not operate to reimpose same.

The Grantor further covenants with the Grantee that the above described property is not homestead property and is not contiguous with her homestead.

THIS CONVEYANCE IS A GIFT. GRANTEE IS THE DAUGHTER OF THE GRANTOR.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: SKIP BERG

[Signature]
Witness Name: FAYE THEIS

[Signature]
PATRICIA S. DALTON, as Trustee

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 17 day of December, 2012 by PATRICIA S. DALTON, as Trustee of the PATRICIA S. DALTON REVOCABLE LIVING TRUST dated March 5, 1997, as amended, who is personally known or has produced _____ as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

