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INSTRUMENT # 2012169557 2 PGS

2012 DEC 27 11:39 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

DCOURSEY Receipt#1571779

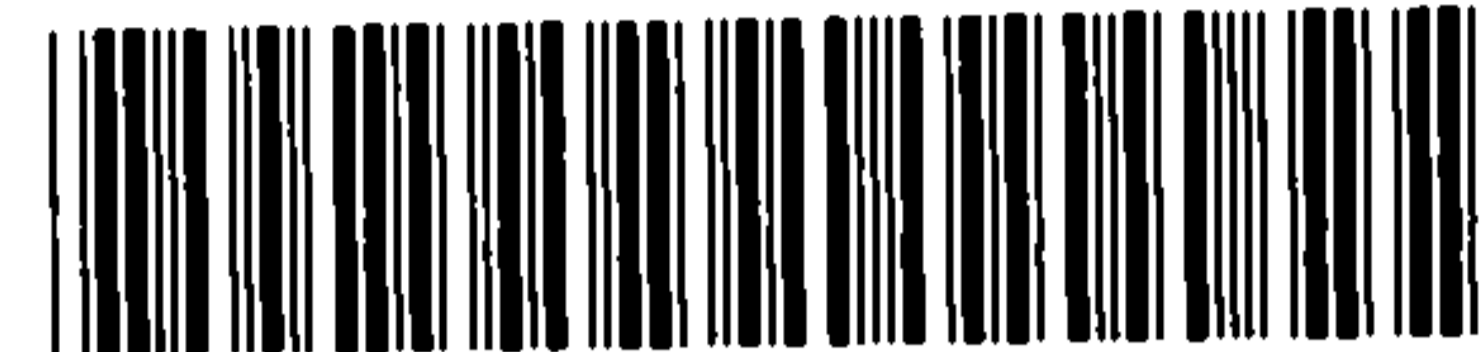
This instrument prepared by:  
R. Craig Harrison, Esquire  
LYONS, BEAUDRY & HARRISON, P.A.  
1605 Main St., Suite 1111  
Sarasota, Florida 34236

Doc Stamp-Deed: 0.70

Grantee S.S. No. \_\_\_\_\_  
Name: \_\_\_\_\_

Property Appraiser's Parcel  
ID No. 0057-16-0014

Grantee S.S. No. \_\_\_\_\_  
Name: \_\_\_\_\_



2012169557

### WARRANTY DEED

(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 21<sup>st</sup> day of December, 2012, between LYNN B. HEIM, as Trustee of the Family Trust under the Madolyn S. Buchanan Revocable Trust Dated February 24, 1999, whose post office address is 55 Campground Road, P.O. Box 53, Wilmot, NH 03287, Grantor, and LYNN B. HEIM, whose post office address is 55 Campground Road, P.O. Box 53, Wilmot, NH 03287, Grantee;

WITNESSETH that the said Grantor, for and in consideration of the sum of Ten 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, a 25.00% interest in the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Begin at the Southeast corner of Section 32, Township 36 South, Range 18 East; thence S 89 degrees 54'16" West along the South line of said Section 32, 200.00 feet; thence North 00 degrees 09' 16" East, 50.00 feet to a point on the North right-of-way of Bee Ridge Road, also being the Principal Place of Beginning; thence continue North 00 degrees 09' 16" East, 150.00 feet; thence South 89 degrees 54' 16" West, 152.00 feet; thence South 00 degrees 09' 16" West, 150.00 feet to a point on said North right-of-way line; thence North 89 degrees 54' 16" East along said North right-of-way line, 152.00 feet to the Principal Place of Beginning.

SUBJECT to easements, restrictions, and reservations of record, and taxes for 2012 and subsequent years.

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

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

THIS DOCUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR TITLE EXAM.

This is a Distribution of the property pursuant to the terms of the Trust Agreement and therefore no consideration or documentary stamps are due.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Lynn Walker (printed name)

\_\_\_\_\_  
Lynn B. Heim, Trustee

\_\_\_\_\_  
Nancy Bates (printed name)

STATE OF New Hampshire  
COUNTY OF Herrimack

THE FOREGOING INSTRUMENT was acknowledged before me this 28<sup>th</sup> day of November, 2012, by Lynn B. Heim, as Trustee of the Family Trust under the Madolyn S. Buchanan Revocable Trust Dated February 24, 1999,  who is personally known to me OR  who produced \_\_\_\_\_ as identification and who acknowledged before me that she executed the foregoing for the purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid.

My commission expires:

Rhonda L. Gauthier  
Rhonda L. Gauthier (printed name)  
Notary Public

RHONDA L. GAUTHIER, Notary Public  
My Commission Expires May 21, 2013

