

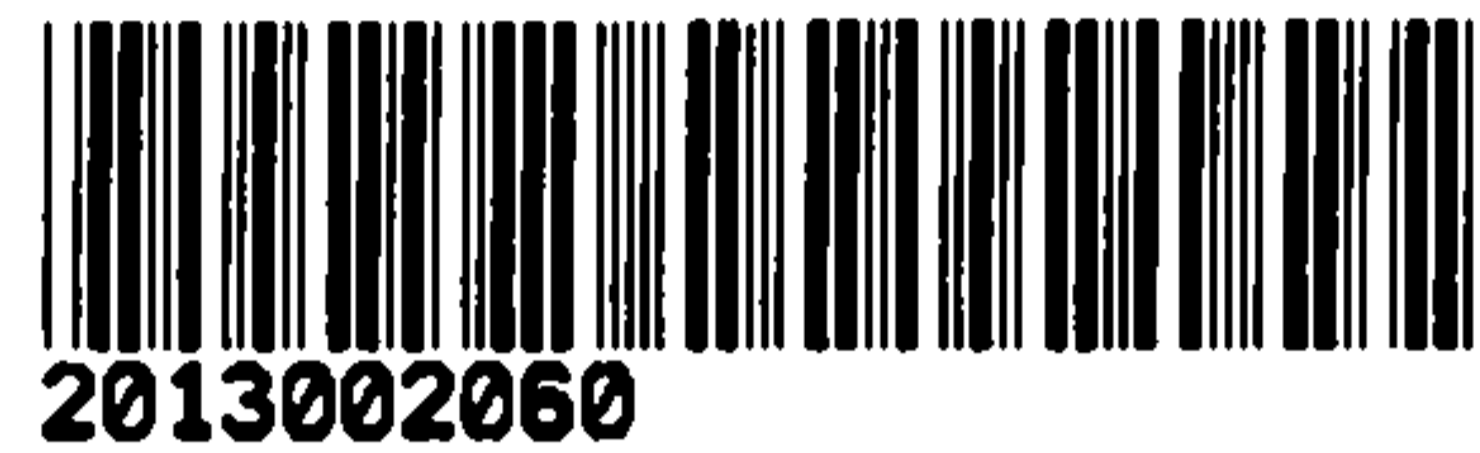
3 Rec Fee \$ 27.00
Doc Stamp \$1925.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013002060 3 PGS
2013 JAN 07 10:09 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RECTRAIN Receipt#1574779
Doc Stamp-Deed: 1,925.00

Prepared by and return to:

✓ Richard A. Ulrich
Judd, Ulrich, Scarlett, Wickman & Dean, P.A.
2940 S Tamiami Trail
Sarasota, FL 34239
941-955-5100
File Number: 31026.001

[Space Above This Line For Recording Data]



Warranty Deed

This Warranty Deed made this 31st day of December, 2012 between Kevin M. Larkin & Associates, Inc., a Florida corporation whose post office address is 16528 N. Dale Mabry Highway, Tampa, FL 33618, grantor, and Friends of the Gulf Gate Library, Inc., a Florida corporation whose post office address is 7112 Curtiss Avenue, Sarasota, FL 34231, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

See Attached Legal as Exhibit "A"

Parcel Identification Number: 0111-01-0031

Subject to taxes for current and subsequent years, and covenants, conditions, restrictions, easements, reservations, and limitations of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

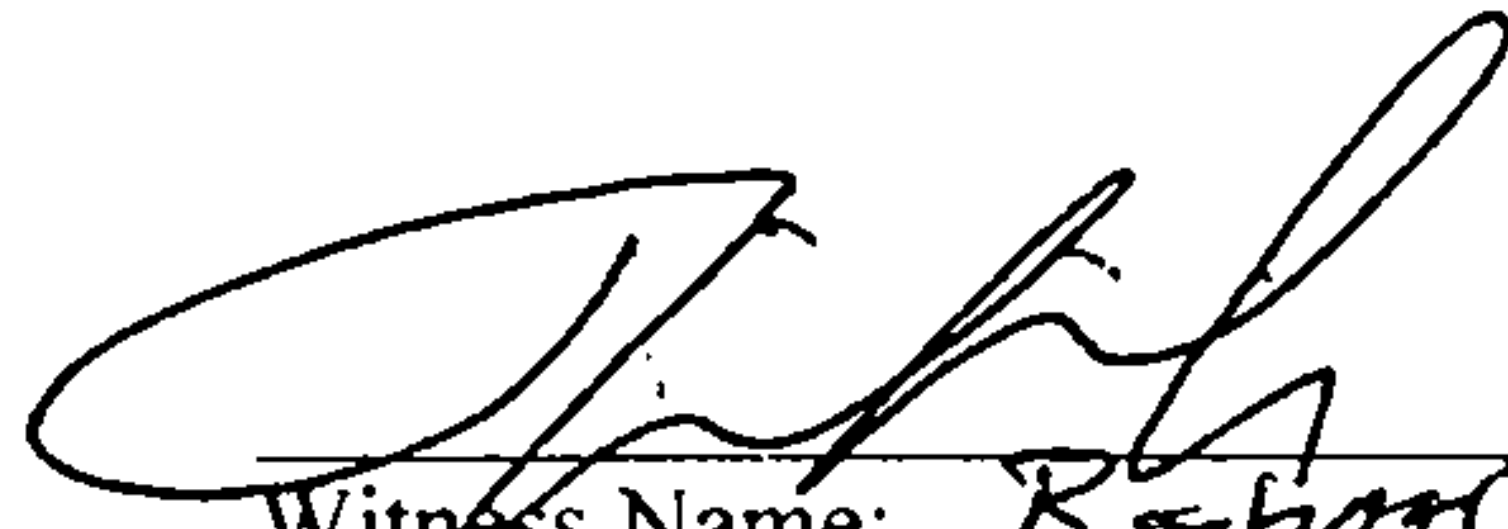
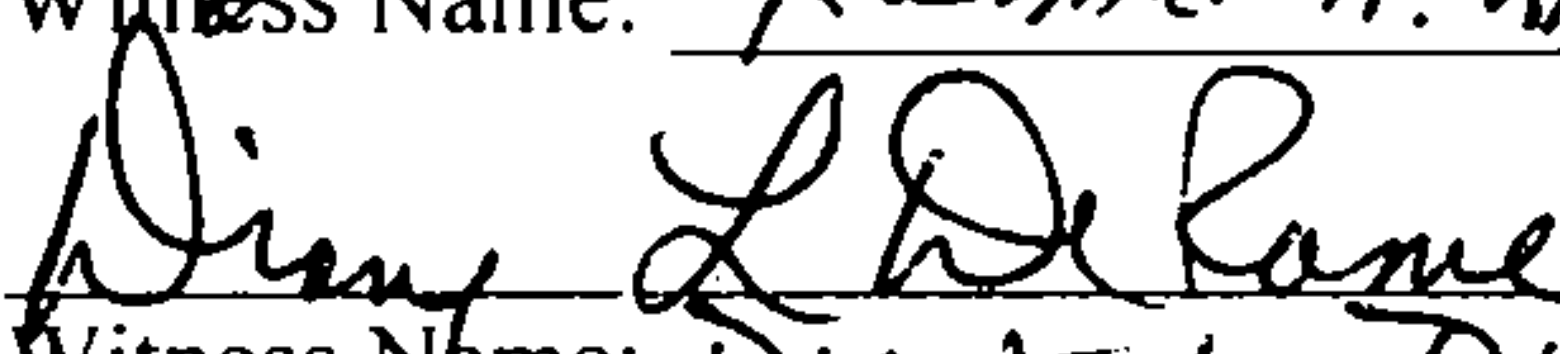
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

(Signature and Notary Page to Follow)

(Signature and Notary Pages for Warranty Deed)

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:


Witness Name: Robert H. Wright

Witness Name: DIANE L. DEROME

Kevin M. Larkin & Associates, Inc.

By: 
Kevin M. Larkin, President

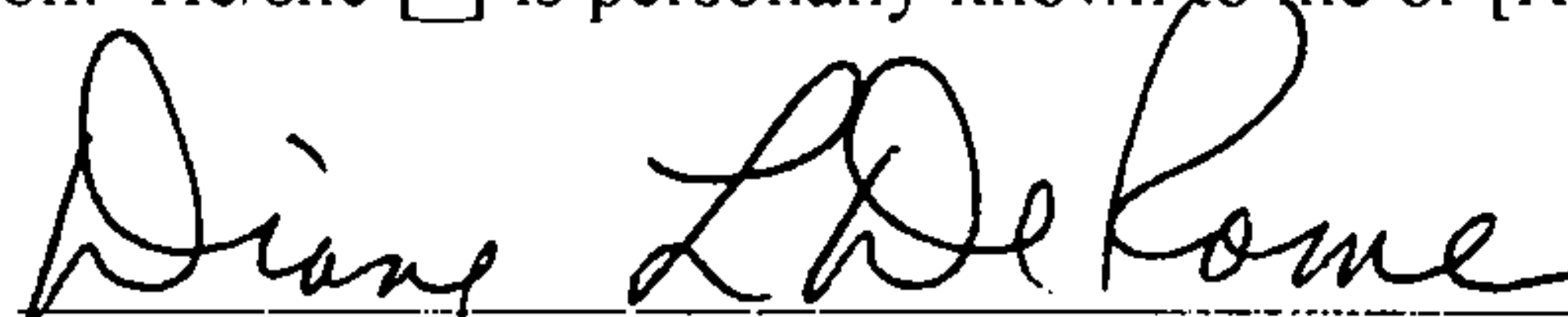
(Corporate Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 31st day of December, 2012 by Kevin M. Larkin, President of Kevin M. Larkin & Associates, Inc., on behalf of the corporation. He/she ☐ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT "A"

Commence at the Northeast Corner of Section 2, Township 37 South, Range 18 East, thence $S00^{\circ}21'15''E$, along the East line of said Section 21 a distance of 352.08 feet; thence $N89^{\circ}38'34''W$, a distance of 295.36 feet; thence $S00^{\circ}21'15''E$, a distance of 100 feet to the true point of beginning; thence $S00^{\circ}21'15''E$ a distance of 100.00 feet; thence $N89^{\circ}38'34''W$ a distance of 246.71 feet to a point on the East Right-of-Way line of Curtiss Avenue; thence along the arc of a curve to the right and with said East Right-of-Way whose radius is 1260.00 feet and whose central angle is $04^{\circ}08'35''$ and whose chord bears $N02^{\circ}25'32''W$ and whose chord distance is 91.09 feet an arc distance of 91.11 feet; thence $N00^{\circ}21'15''W$ along and with said East Right-of-Way a distance of 9.01 feet; thence $S89^{\circ}38'34''E$ a distance of 250.00 feet to the true point of beginning containing 0.5716 acres more or less.