

Prepared by and When Recorded Return to:

Thomas C. Tyler, Jr., P.A.
735 E. Venice Avenue, Suite 200
Venice, FL 34292
(941)488-4422
Consideration: \$10.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013003649 3 PGS

2013 JAN 09 12:38 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#1575892

Doc Stamp-Deed: 0.70

NOTE: NO DOCUMENTARY STAMPS DUE BENEFICIAL OWNERSHIP HAS NOT CHANGED.

WARRANTY DEED

(Modern Form Deed, F.S. 689.02)

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OF THE SUBJECT PROPERTY AND THE PREPARER OF THIS CONVEYANCE DOES NOT GUARANTEE MERCHANTABILITY OR MARKETABILITY OF TITLE.

1. **IDENTIFICATION OF GRANTOR:** Grantor's name and address is **R. ALAN STAHL, Individually, JUDY STAHL, Individually, and R. ALAN STAHL and JUDY STAHL, as Trustees of THE R. ALAN STAHL and JUDY STAHL REVOCABLE LIVING TRUST dated March 12, 2009, whose address 1636 New Point Comfort Road, Englewood, FL 34223.** The word "I" or "me" as hereafter used means the Grantor.

2. **IDENTIFICATION OF GRANTEE:** Grantees' name and address is **ENGLEWOOD ENTERPRISES, LLC, a Florida limited liability company, whose address is 1636 New Point Comfort Road, Englewood, FL 34223.** The word "you" as hereafter used means the Grantee.

3. **MEANINGS OF TERMS:** The terms "I," "me," or "you" shall be non-gender specific (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. **DESCRIPTION OF REAL PROPERTY CONVEYED:** Property hereby conveyed (the "Real Property") is described as follows:

See attached Exhibit "A"

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefitting such property.

The Property Appraiser's Parcel Identification Number is PIN: 0850-12-0007; PIN: 0849-16-2001; PIN: 0849-16-2002; and PIN: 0849-16-2003

5. **CONSIDERATION:** Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. **CONVEYANCE OF REAL PROPERTY:** For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. **WARRANTY:** I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record, if any, and taxes subsequent to December 31, 2012.

8. **NOT HOMESTEAD:** I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

9. **REPRESENTATION OF TRUSTEE** - I represent to you that:

(a) I am duly appointed and qualified to act as Trustee under the Trust identified in Paragraph 1;

(b) in all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such Trust have been met, and



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(c) I have the power and authority to execute this Deed.

Executed on this 7 day of January, 2013.

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

WITNESS:

Witness #1

Thomas C. Tyler, Jr
Printed Name

Elise J. Duranceau
Witness #2
Printed Name

R. ALAN STAHL (SEAL)

JUDY STAHL (SEAL)

**THE R. ALAN STAHL and JUDY STAHL
REVOCABLE LIVING TRUST
dated March 12, 2009**

By: R. ALAN STAHL, Trustee (SEAL)

By: JUDY STAHL, Trustee (SEAL)

Witness #1

Thomas C. Tyler, Jr
Printed Name

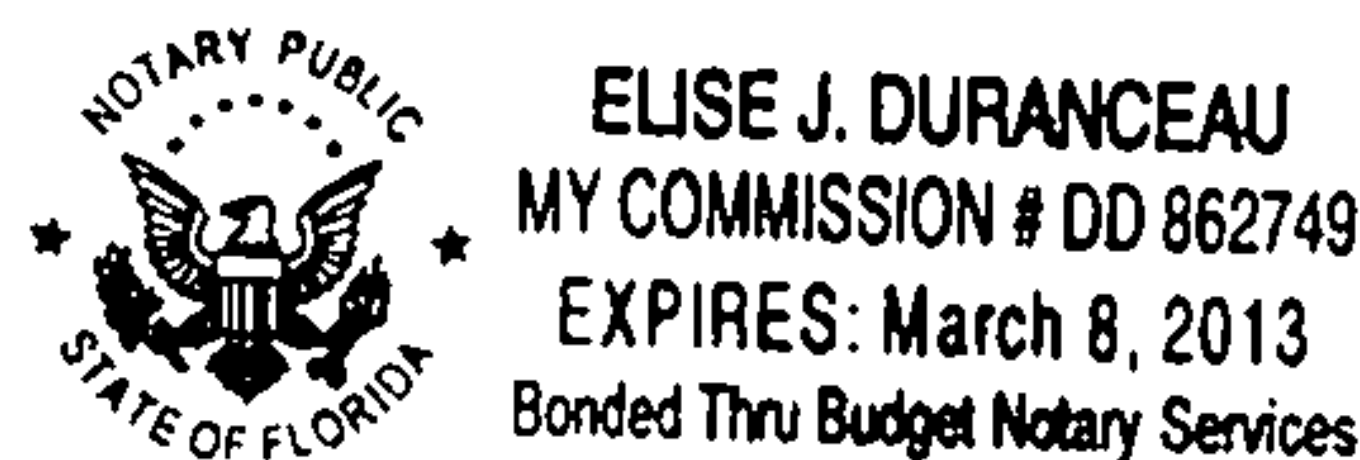
Elise J. Duranceau
Witness #2
Printed Name

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 7 day of January, 2013, by R. ALAN STAHL, Individually and as Trustee of the R. Alan Stahl and Judy Stahl Revocable Living Trust dated March 9, 2009, who is personally known to me or who have provided _____, as identification and who did take an oath.

Elise J. Duranceau
NOTARY PUBLIC

My Commission Expires:



STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 7 day of January, 2013, by JUDY STAHL, Individually and as Trustee of the R. Alan Stahl and Judy Stahl Revocable Living Trust dated March 9, 2009, who is personally known to me or who have provided _____, as identification and who did take an oath.

Elise J. Duranceau
NOTARY PUBLIC

My Commission Expires:



EXHIBIT A

Parcel 1

A parcel of land being the Southwesterly ½ of Lot P and all of Lot Q, according to the plat of ENGLEWOOD GARDENS SUBDIVISION, UNIT 6, recorded in Plat Book 4, Page 74, of the Public Records of Sarasota County, Florida, LESS the following described parcel:

A 50.0 foot parcel of land lying in a part of Lot Q, ENGLEWOOD GARDENS SUBDIVISION, UNIT 6, as per plat thereof recorded in Plat Book 4, Page 74, of the Public Records of Sarasota County, Florida, being more particularly described as follows: commence at the most Westerly corner of above described Lot Q; thence South 45°01'00" East, along the Southwesterly boundary line of said Lot Q, 275.00 feet; thence North 45°30'00" East, along a line that is parallel with the Northwesterly boundary line of said Lot Q, 75.0 feet for a point of beginning; thence continue North 45°30'00" East, along said line, 50.0 feet; thence South 45°01'00" East, along a line that is parallel with the Southwesterly boundary line of said Lot Q, 241.25 feet to the Northwesterly Right-of-Way line of State Road No. 777, (South River Road); thence South 45°30'00" West, along said Right-of-Way line, 50.00 feet; thence North 45°01'00" West, along a line that is parallel with the Southwesterly boundary line of said Lot Q, 241.25 feet to the Point of Beginning.

LESS the following described parcel as taken for road Right-of-Way: The Southeasterly 17 feet (as measured perpendicular to the Southeasterly boundary thereof) of the Northeasterly 65 feet of the Southwesterly 75 feet (as measured perpendicular to the Southwesterly boundary thereof) of Lot P, ENGLEWOOD GARDENS SUBDIVISION, UNIT 6, as per plat thereof, recorded in Plat Book 4, Page 74, Public Records of Sarasota County, Florida.

Parcel 2

A 4.0 foot parcel of land, lying in a part of Lot Q, ENGLEWOOD GARDENS SUBDIVISION, UNIT 6, as per Plat thereof recorded in Plat Book 4, Page 74, of the Public Records of Sarasota County, Florida, being more particularly described as follows: Commence at the Westerly-most, corner of above described Lot Q; Thence South 45°01'00" East, along the Southwesterly boundary line of said Lot Q, 275 feet; Thence North 45°30'00" East, along a line that is parallel with the Northwesterly boundary line of said Lot Q, 71.0 feet for a point of beginning; Thence continue North 45°30'00", East along said line 4.0 feet; Thence south 45°01'00" East along a line that is parallel with the Southwesterly boundary line of said Lot Q, 241.25 feet to the Northwesterly Right-of-Way line of State Road 777, (South River Road); Thence South 45°30'00" West, along said Right-of-Way line, 4.0 feet; Thence North 45°01'00" West, along the Southwesterly boundary line of said Lot Q, 241.25 feet to the Point of Beginning.

Parcel 3

Commence at the most Westerly corner of Lot Q, ENGLEWOOD GARDENS SUBDIVISION, UNIT 6, as per Plat Book 4, Page 74, of the Public Records of Sarasota County, Florida: Thence South 45°30'00" East 275 feet; thence North 45°30'00" East 71 feet for a point of beginning; thence North 45°30'00" East 54 feet; thence South 45°01'00" East 241.25 feet; thence South 45°30'00" West 54 feet; thence North 45°01'00" West 241.25 feet to the Point of Beginning.

Parcel 4 and Parcel 5

PIN: 0849-16-2001 and 0849-16-2002

Units A and B, Stahl Condominium, a condominium according to the Declaration of Condominium recorded in O.R. Book 2187, Pages 2581 through 2614, inclusive, and according to the Plat thereof, recorded in condominium Book 28, Page 31, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel 6

PIN: 0849-16-2003

Lot 6, Morris Industrial Park, a subdivision according to the Plat thereof, recorded in Plat Book 28, Pages 18 and 18A, of the Public Records of Sarasota County, Florida.