

RETURN TO KANETSKY, MOORE & DEBOER, P.A.

REC 18.50
S.C. 2030.00
L.T.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013006022 2 PGS

2013 JAN 15 11:36 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

THAYES Receipt#1577553

Doc Stamp-Deed: 2,030.00

Prepared by and return to:

ROBERT J. DeBOER
Attorney at Law
KANETSKY, MOORE & DEBOER, P.A.
227 Nokomis Avenue South
Venice, FL 34285
941-485-1571

File Number: 10127.10

Parcel Identification No. 0449-05-0070



2013006022

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Warranty Deed

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

This Indenture made this **15th** day of **January, 2013** between **JERRY SCOTT and MARSHA SCOTT, husband and wife**, whose post office address is **1768 Banyan Drive, Venice, FL 34293** of the County of **Sarasota**, State of **Florida**, grantor*, and

ALLEN JAN, LLC, a **Florida limited liability company**, whose post office address is **917 Chapin Blvd., Englewood, FL 34223-2811** of the County of **Charlotte**, 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:

Commence at the Northwest corner of Englewood Road and Baffin Drive as shown on Plat of SOUTH VENICE, Unit 59, as recorded in Plat Book 7, Page 31, of the Public Records of Sarasota County, Florida (P.O.C.); thence S 55°50'50" W, a distance of 179.00 feet, to the East right-of-way line of U.S. 41; thence N 34°09'10" W, a distance of 593.91 feet, to the Point of Beginning (P.O.B.); thence continue N 34°09'10" W, a distance of 67.50 feet; thence N 55°50'50" E, a distance of 179.00 feet to the West right-of-way of said Englewood Road; thence S 34°09'10" E, a distance of 82.50 feet, along the said West right-of-way of Englewood Road Line; thence S 55°50'50" W, a distance of 121.70 feet; thence N 34°09'10" W, a distance of 15.00 feet; thence S 55°50'50" W, distance of 57.41 feet to the Point of Beginning; LESS that part thereof taken by the State of Florida for Road Right-of-Way, lying and being in Section 28, Township 39 South, Range 19 East, LESS that part thereof lying within 60 feet of survey line of State Road 45, Section 17010.

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.

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:

Witness Name: R.J. DeBoer

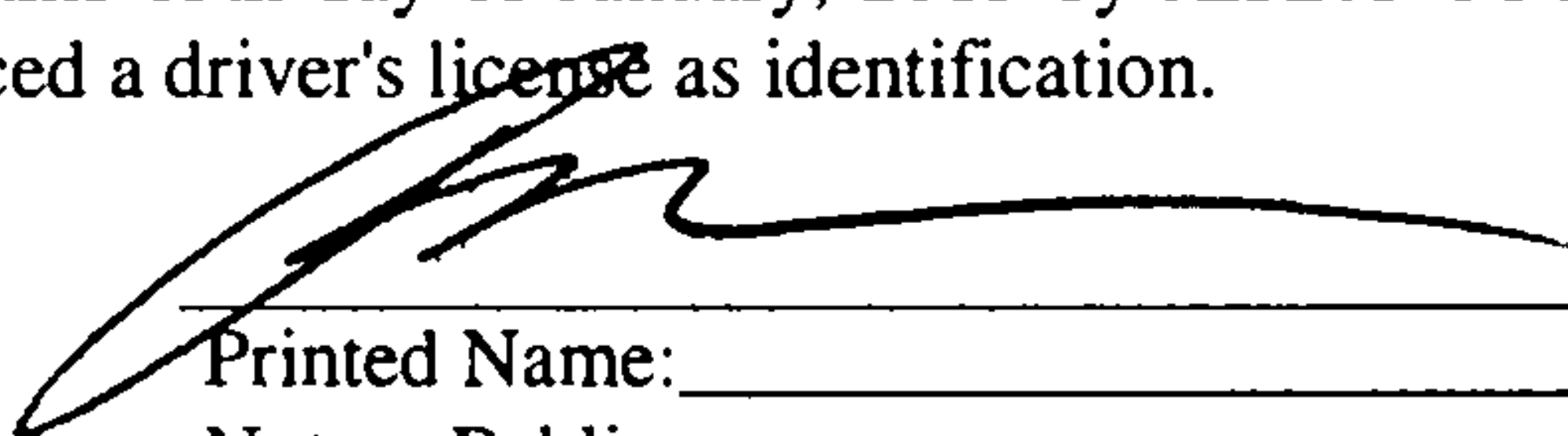
JERRY SCOTT (Seal)

Witness Name: MARY BETH WILSON

MARSHA SCOTT (Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 15th day of January, 2013 by JERRY SCOTT and MARSHA SCOTT, who [] are personally known or [] have produced a driver's license as identification.


Printed Name: _____
Notary Public
My Commission Expires: _____

[Notary Seal]

