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2013 FEB 19 01:55 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
THAYES Receipt#1589744
Doc Stamp-Deed: 0.70

Prepared by and return to:
JERREL E. TOWERY, ESQ.
JERREL E. TOWERY, P.A.
Fla. Bar #267351
304 W. Venice Ave., Suite 220
Venice, FL 34285
Phone: (941) 485-3391

Note: This Warranty Deed was prepared without performing a title examination.

WARRANTY DEED

Trustees to Co-Trustees

THIS WARRANTY DEED, made the 15th day of February, A.D., 2013, by **BASILI A. TZANKIS**, Trustee of the **BASILI A. TZANKIS TRUST**, dated February 1, 1993, as amended, as to a one-half (1/2) interest, and **KALLIOPI Y. TZANKIS**, Trustee of the **KALLIOPI Y. TZANKIS TRUST**, dated February 1, 1993, as amended, as to a one-half (1/2) interest, hereinafter called the grantors, to **BASILI A. TZANKIS** and **KALLIOPI Y. TZANKIS**, Co-Trustees of the **BASILI A. TZANKIS AND KALLIOPI Y. TZANKIS TRUST**, dated February 15, 2013, hereinafter called the grantees, whose post office address is 312 Bayshore Dr., Venice, FL 34285, granting unto the Co-Trustees and Successor Trustees the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described herein pursuant to Florida Statutes, Section 689.071.

WITNESSETH: That the grantors, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain piece or parcel of land situate in Sarasota County, Florida, to-wit:

Lot 20, less the North 9.66 feet, Block 37, GULF VIEW SECTION OF VENICE, as per plat recorded in Plat Book 2, Page 77A, of the Public Records of Sarasota County, Florida.

(Parcel I.D. #0176-09-0021)

Subject to easements, restrictions and reservations 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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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.

IN WITNESS WHEREOF, said grantors having signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

JERREL E. TOWERY
WITNESS

Basili A Tzankis L.S.
BASILI A. TZANKIS, Trustee of
the **BASILI A. TZANKIS TRUST**,
dated February 1, 1993,as amended
312 Bayshore Dr.
Venice, FL 34285

Roberta K. Scaglione
ROBERTA K. SCAGLIONE
WITNESS

Kalliopi Y. Tzankis L.S.
KALLIOPI Y. TZANKIS, Trustee of
the **KALLIOPI Y. TZANKIS TRUST**,
dated February 1, 1993,as amended
312 Bayshore Dr.
Venice, FL 34285

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of February, 2013, by **BASILI A. TZANKIS**, Trustee of the **BASILI A. TZANKIS TRUST**, dated February 1, 1993, as amended, and **KALLIOPI Y. TZANKIS**, Trustee of the **KALLIOPI Y. TZANKIS TRUST**, dated February 1, 1993, as amended. They are personally known to me or have produced N/A as identification and did take an oath.

Roberta K. Scaglione
Signature of Acknowledger

Roberta K. Scaglione
Printed Name of Acknowledger

Notary Public
Title or Rank

Date Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Roberta K. Scaglione
Commission # DD942089
Expires: DEC. 27, 2013
BONDED THRU ATLANTIC BONDING CO., INC.