

Prepared by and return to:  
Richard S. McIver, Esq.  
Kass. Shuler, Solomon, Spector  
Foyle & Singer, P.A.  
P.O. Box 800  
Tampa, Florida 33601-0800

07/26/2013 08:45:57 AM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE Receipt # 1647225

REO-120834

Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$0.70  
Intang. Tax: \$0.00

**WARRANTY DEED**

This WARRANTY DEED is made this 10<sup>th</sup> day of August, 2012 by and between **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, as Grantor, whose post office address is 10790 Rancho Bernardo Rd., San Diego, CA 92127, and **FEDERAL HOME LOAN MORTGAGE CORPORATION**, its successors and/or assigns, as Grantee, whose post office address is 5000 Plano Pkwy, Carrollton, TX 75010. (All references to the parties herein shall include their heirs, personal representatives, successors, and assigns; and when applicable the singular shall include the plural, and the masculine shall include the feminine and neuter).

WITNESS: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee forever, the real property situated in **Sarasota County Florida**, legally described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

Parcel ID: 0281-05-0014 AKA: 7753 Hawkins Rd, Sarasota, Florida 34241

TO HAVE AND TO HOLD the above described property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that said described property is free from all liens and encumbrances except (a) conditions, restrictions, limitations, and easements of record, if any, but this provision shall not operate to reimpose the same; (b) zoning and other governmental regulations; and (c) taxes and assessments for the current year and subsequent years.

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

EXECUTED the date first stated above.

Grantor

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

Signed, Sealed and Delivered  
in the presence of:

Teresa E. Grace  
Teresa E Grace (typed name)

By: Crystal Shepherd 8-10-12  
Crystal Shepherd  
(typed name)

Karla Baxter  
Karla Baxter (typed name)

As its: Vice President

(Affix Corporate Seal Here)

STATE OF Ohio

COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2012 by Crystal Shepherd as Vice President of **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, and on behalf of the entity. He/she is personally known to me and did take an oath.



TRACY N. RICE  
Notary Public, State of Ohio  
My Commission Expires  
November 20, 2012

Tracy N. Rice 8-10-12  
Tracy N. Rice  
(typed name)  
Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

**Tract 3 Legal Description:**

**That part of Section 16, Township 37 South, Range 19 East, Sarasota County, Florida, described as follows:**

**Commence at a 5/8' iron rod with plastic cap stamped "PLS 3868" at the intersection of the Southerly right of way line of Clark Road with the Southerly right of way of State Road 72 (also known as Sugar Bowl Road), recorded in Plat Book 1, Page 52, Public Records of Sarasota County, Florida, thence along the Southerly right of way line of said State Road 72, S 56° 10' 13" E, 1111.72 feet to a 5/8' iron rod with plastic cap stamped "AM ENG LB 4334", thence leaving said right of way line and along the Easterly line of lands described in Official Records Book 2034, Page 2226, Public Records of Sarasota County, Florida, S 00° 09' 23" W, 799.94 feet to a 5/8' iron rod with plastic cap stamped "AM ENG LB 4334", for a point of beginning, thence continue along said Easterly line S 00° 09' 23" W, 733.60 feet to a 5/8' iron rod with plastic cap stamped "AM ENG LB 4334", lying on the Northerly maintained right of way line of Hawkins Road per Road Plat Book 4, Page 13, Public Records of Sarasota County, Florida, thence along said maintained right of way line, N 88° 17' 37" E, 298.04 feet to a 5/8' iron rod with plastic cap stamped "AM ENG LB 4334", thence leaving said maintained right of way line N 00° 09' 23" E, 732.19 feet to a 5/8' iron rod with plastic cap stamped "AM ENG LB 4334"; thence S 88° 33' 52" W, 298.00 feet to the Point of Beginning.**

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