

Prepared By and return to Liz Embree
Somers Title Company
6401 First Avenue South
St. Petersburg, FL 33707-1301
incidental to the issuance of a title insurance policy.
File #1308006S
Parcel Number: 2027-15-0049

RECORDED IN OFFICIAL RECORDS
INSTRUMENT #2013116508 2 PG

08/21/2013 02:46:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1656331

WARRANTY DEED

This **WARRANTY DEED**, dated this August 16, 2013

by: **Deborah Huntley, single, individually and as Trustee of the Deborah Huntley Revocable Trust u/d dated June 14, 1993**
and **Mary G. Davenport, married**
hereinafter called the **GRANTOR**,

whose address is:

to: **Mary G. Davenport, as Trustee of the Mary G. Davenport Revocable Trust Agreement, dated August 24, 1999, with full power and authority to sell, mortgage, convey or otherwise encumber or dispose of real property pursuant to FS 689.071**
hereinafter called the **GRANTEE**,

whose address is: **523 S. Palm Avenue #10, Sarasota, FL 34236**

(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

A parcel of land being part of Lots 29 and 31, Corrected Subdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 11, Block G, as recorded in Plat Book A, Page 35, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Begin at a point 52 feet East of the Northwest corner of said Lot 29 for a Point of Beginning; thence run East, a distance of 50 feet; thence South, a distance of 112.14 feet; thence West a distance of 50 feet; thence North, a distance of 112.14 feet to the Point of Beginning.

The above referenced property is not the homestead of the grantors herem as defined by the Constitution of the State of Florida.

Subject to a mortgage recorded as Clerk's #1999044841 in favor of Sarasota Bank now held by SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2013 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any. BB&T

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

WITNESSES- Please Print Name under Signature:

Witness Signature: [Signature]
Printed Name of Witness: Janelli Bautista

[Signature]
Deborah Huntley, individually

Witness Signature: [Signature]
Printed Name of Witness: David M. Pardini

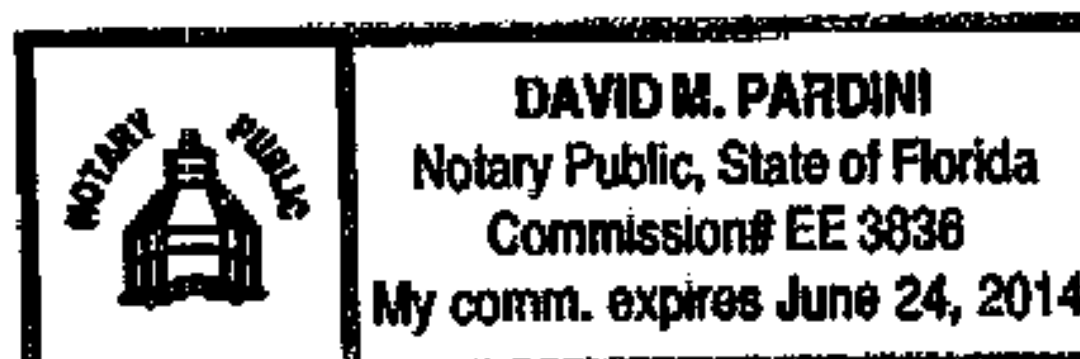
[Signature]
Deborah Huntley, as Trustee aforesaid

State of Florida : County of Sarasota

THE FOREGOING INSTRUMENT was sworn, subscribed and acknowledged before me this 19th day of August, 2013, by Deborah Huntley, individually and as Trustee of the Deborah Huntley Revocable Trust u/d dated June 14, 1993, who is personally known to me or who has produced ☒ drivers license, () Military ID, () Florida ID Card, () Other: _____ as identification and who did take an oath.

Affix Notary Seal
My Commission Expires:

Notary Public
Print Name:



✓ Lee Borenhard
Witness
Print Witness Name: LEE BORENHARD

✓ Elizabeth B Embree
Witness
Print Witness Name: Elizabeth B Embree

✓ Mary G. Davenport
Mary G. Davenport

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 16 day of August, 2013, by
Mary G. Davenport, who is personally known to me or who has produced ☒ drivers license, ()
Military ID, () Florida ID Card, () Other: _____ as identification and who did not
take an oath.

✓ Elizabeth B Embree
Notary Public

My commission expires:

(SEAL)



ELIZABETH B. EMBREE
MY COMMISSION # EE 140565
EXPIRES: October 23, 2015
Bonded Thru Budget Notary Services