

10.00  
5.70

RECORDED IN OFFICIAL RECORDS (2)  
INSTRUMENT # 2013128665 1 PG  
2013 SEP 17 11:20 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
DCOURSEY Receipt #1665467  
Parcel ID No. 0057-16-0014  
Deed: 0.70

✓ This instrument prepared by:  
R. Craig Harrison, Esquire  
LYONS, BEAUDRY & HARRISON, P.A.  
1605 Main St., Suite 1111  
Sarasota, Florida 34236

Grantee S.S. No. \_\_\_\_\_  
Name: \_\_\_\_\_  
Grantee S.S. No. \_\_\_\_\_  
Name: \_\_\_\_\_

### WARRANTY DEED

(STATUTORY FORM - SECTION 689.02 F.S.) 2013128665



THIS INDENTURE, made this 3<sup>rd</sup> day of September, 2013, between LYNN B. HEIM, as Trustee of the William S. Buchanan, Jr. Revocable Trust Dated February 24, 1999, (hereinafter "Trust Agreement"), whose post office address is 55 Campground Road, P.O. Box 53, Wilmot, NH 03287, Grantor, and LYNN B. HEIM, whose post office address is 55 Campground Road, P.O. Box 53, Wilmot, NH 03287, Grantee;

WITNESSETH that the said Grantor, for and in consideration of the sum of Ten 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, a 75.00% interest in the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Begin at the Southeast corner of Section 32, Township 36 South, Range 18 East; thence S 89 degrees 54'16" West along the South line of said Section 32, 200.00 feet; thence North 00 degrees 09' 16" East, 50.00 feet to a point on the North right-of-way of Bee Ridge Road, also being the Principal Place of Beginning; thence continue North 00 degrees 09' 16" East, 150.00 feet; thence South 89 degrees 54' 16" West, 152.00 feet; thence South 00 degrees 09' 16" West, 150.00 feet to a point on said North right-of-way line; thence North 89 degrees 54' 16" East along said North right-of-way line, 152.00 feet to the Principal Place of Beginning.

SUBJECT to easements, restrictions, and reservations of record, and taxes for 2013 and subsequent years.

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

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

THIS DOCUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR TITLE EXAM.

This is a Distribution of the property pursuant to the terms of the Trust Agreement and therefore no consideration or documentary stamps are due.

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

Signed, sealed and delivered in the presence of:

[Signature]  
Nancy Battle (printed name)

[Signature]  
KENNETH P. BROWN (printed name)

[Signature]  
Lynn B. Heim, Trustee

STATE OF NH  
COUNTY OF Merrimack

THE FOREGOING INSTRUMENT was acknowledged before me this 13<sup>th</sup> day of August, 2013, by Lynn B. Heim, as Trustee of the William S. Buchanan, Jr. Revocable Trust Dated February 24, 1999,  
 who is personally known to me OR  
 who produced \_\_\_\_\_ as identification and who acknowledged before me that she executed the foregoing for the purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid.

My commission expires: ✓

[Signature]  
Kimberly W. White (printed name)  
Notary Public

KIMBERLY W. WHITE, Notary Public  
My Commission Expires September 19, 2017

