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THIS INSTRUMENT PREPARED BY AND RETURN TO:
PAUL A. MORAN, P.A.
46 N. WASHINGTON BLVD., SUITE 25
SARASOTA, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013134319 2 PGS

2013 SEP 30 10:06 AM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#1669573

Doc Stamp-Deed: 0.70

WARRANTY DEED



2013134319

THIS WARRANTY DEED Made the 27th day of September 2013 by **PAUL A. MORAN and MARYANNE MORAN**, husband and wife, whose post office address is 46 N. Washington Blvd., Suite 25, Sarasota, Florida 34236, hereinafter called the grantor, to **PAUL A. MORAN and MARYANNE MORAN**, as Co-Trustees of **THE PAUL A. and MARYANNE MORAN TBE LIVING TRUST** uad September 27, 2013, whose post office address: is 46 N. Washington Blvd., Suite 25, Sarasota, Florida 34236, hereinafter called the grantee (wherever used herein the terms "grantor" and "grantee" include all the 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:

Parcel 1: Parcel ID Number: 0057-04-0016

Lot 5, Block B, AKIN ACRES, as per plat thereof recorded in Plat Book 5, Page 7, of the Public Records of Sarasota County, Florida.

Parcel 2: Parcel ID Number: 2029-07-0039

Lot 13, Block "E", RINGLING PARK, as per plat thereof recorded in Plat Book 6, Pages 10 and 10A, of the Public Records of Sarasota County, Florida.

Parcel 3: Parcel ID Number: 2034-07-0090

Lot 2 and the West 12.5 feet of Lot 3, Block H, HUDSON PARK SUBDIVISION, as per Plat thereof recorded in Plat Book 1, Page 21, of the Public Records of Sarasota County, Florida.

Parcel 4: Parcel ID Number: 2034-07-0088

Lot 5 and the East ½ of Lot 4, Block H, HUDSON PARK, as per plat thereof recorded in Plat Book 1, Page 21, of the Public Records of Sarasota County, Florida.

Parcel 5: Parcel ID Number: 2006-08-0047

Lot 12, Block 4, SYLVAN SHORES, as per plat thereof recorded in Plat Book 1, Page 141, of the Public Records of Sarasota County, Florida.

Parcel 6: Parcel ID Number: 2027-01-1025

Unit 25A and an undivided interest in the common elements appurtenant thereto in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of that Declaration of Condominium of WASHINGTON SQUARE, a Condominium, recorded in Official Record Book 1081, Page 983, amended at Official Record Book 1098, Page 498, and at Official Record Book 1179, Page 2174, and Official Record Book 1265, Page 351, and as per plat thereof recorded in Condominium Book 8, Pages 40 and 40A, and amended at Condominium Book 9, Pages 5 and 5A, and in Condominium Book 10, pages 3 and 3A, and Condominium Book 11, Pages 30 and 30A, all of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record, if any, governmental regulation and taxes for the year 2013 and subsequent years.

Grantors' state that these parcels are not homestead nor are they contiguous thereto.

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 warrant to said grantees that the grantors are lawfully seized in 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.

The Grantees/Trustees are vested with full rights of ownership over the above-described real estate and are specifically granted and given the power and authority: (a) to protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon; (b) to sell said real estate, for cash or on credit, and public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options; (c) to execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate; (d) to borrow money, and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof; and (e) to manage, control, operate and dispose of said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

Rights of ownership over the above-described real estate and the power and authority granted under the paragraph hereinabove shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the County wherein the property is located.

The Grantees do hereby define and declare that except as otherwise provided herein, the interests of any beneficiary hereunder or under the said Trust Agreement collateral hereto shall be personal property only. However it is the intention of Grantors and Grantees to maintain the **Tenants by the Entirety** status of the ownership of this property.

The Grantors and Grantees recite that this conveyance is made in conformance with the provisions of Florida Statutes, Section 689.071.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

George Browning
Signature of Witness #1

Paul A. Moran L.S.
PAUL A. MORAN

George Browning
Printed name of Witness

Darci L. Ussher
Signature of Witness #2

Maryanne Moran L.S.
MARYANNE MORAN

Darci L. Ussher

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

ACKNOWLEDGED, SWORN TO and subscribed before me this 27th day of September 2013, by PAUL A. MORAN and MARYANNE MORAN, who are personally known to me or who have produced _____ as identification.

My Commission Expires:

Darci L. Ussher
Notary Public

