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2014 MAR 27 11:03 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
JOLSON Receipt#1723527
Doc Stamp-Deed: 0.70

This Instrument Prepared by:
Gregory C. Roberts, Esquire
KLINGBEIL & ROBERTS, P.A.
341 Venice Avenue West
Venice, Florida 34285

THIS INSTRUMENT WAS PREPARED
WITHOUT EXAMINATION OF TITLE



WARRANTY DEED

THIS INDENTURE, made this 25 day of MARCH, 2014, between **CRAIG R. ALLEN and SANDRA J. ALLEN, as Successor Co-Trustees of the Russell Allen Trust Agreement dated 10/31/91**, whose address is Box 365, Laurel, Florida 34272, as "Grantor ", and **CRAIG R. ALLEN and SANDRA L. ALLEN, as Trustees of the Craig R. Allen and Sandra J. Allen Revocable Trust dated May 4, 2005**, or their successors and assigns, whose address is Box 365, Laurel, Florida 34272, as "Grantee".

WITNESSETH, That 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, the following described land, situate, lying and being in Sarasota County, Florida, to wit:

See attached Exhibit "A"

Subject to restrictions, reservations and easements of record and subject to taxes for the year 2014 and thereafter.

Property Tax Account No. 0161020021.

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

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is 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, at 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, to give consent and make contracts relating to said real estate or its use and to release or deed 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;

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.

2. Rights of ownership over the above-described real estate and the power and authority granted under Paragraph 1 above 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.

3. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.073.

4. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this instrument.

GRANTOR COVENANTS with Trustee that Grantor is lawfully seized of said property in fee simple and that said property is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

This Deed is exempt from the documentary stamp tax pursuant to Rule 12B-4.013(32), FAC, because there is no change in the beneficial ownership of the subject property.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to the homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

IN WITNESS WHEREOF, Grantor has hereunto set Grantors hands and seals the day and year first above written.

Witnesses:

Sign *Gregory C. Roberts*
Print **Gregory C. Roberts**

Craig R. Allen
CRAIG R. ALLEN

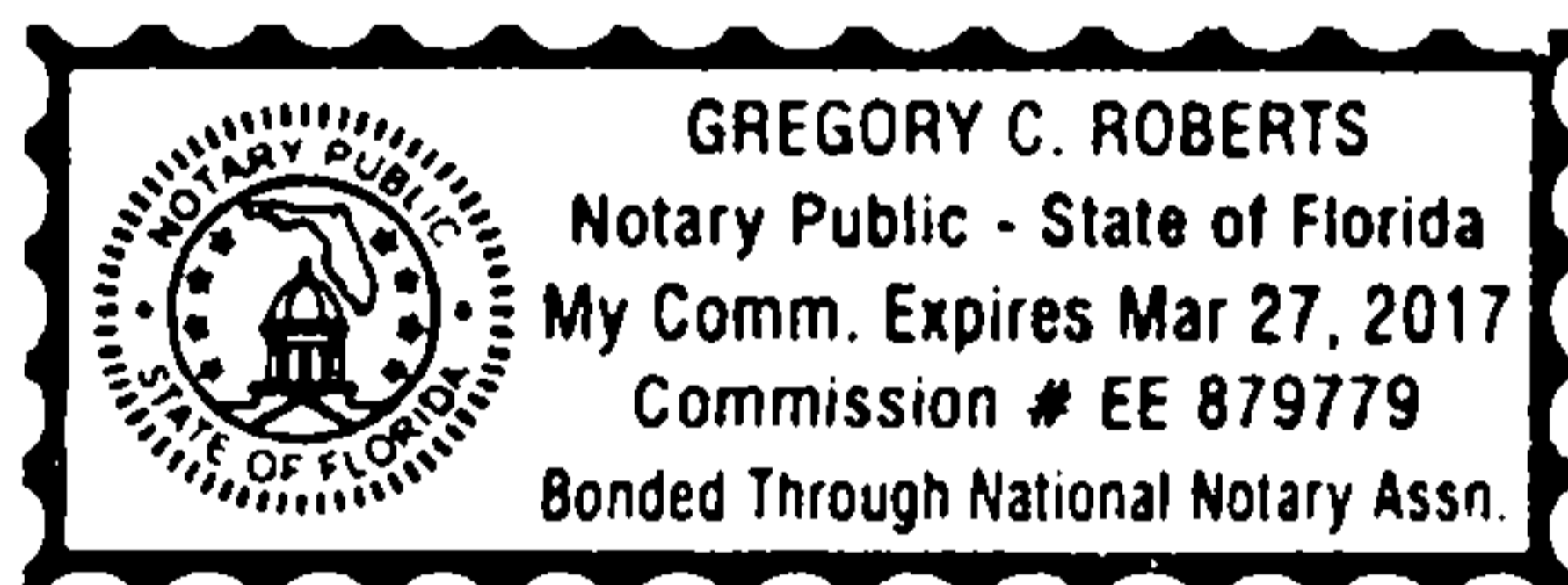
Sign *Nan Briley*
Print **Nan Briley**

Sandra J. Allen
SANDRA J. ALLEN

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 25 day of March, 2014, by CRAIG R. ALLEN and SANDRA J. ALLEN, as Successor Co-Trustees of the Russell Allen Trust dated October 31, 1991, who are personally known to me or who have produced _____ as identification.

(SEAL)



NOTARY PUBLIC

Sign *Gregory C. Roberts*
Print **Gregory C. Roberts**

My Commission Expires:
Nan\AllenMdeed

EXHIBIT "A"

A tract of land in Section 23, Township 38 S, Range 18 E, Sarasota County, Florida, being more particularly described as follows: Commence at the SW Corner of Lot 1, Block B of Sorrento East Unit No. 1 as per plat thereof recorded in Plat Book 19, Pages 20, 20A & 20B of Public Records of Sarasota County, Florida, being a point on the Easterly right of way line of Tamiami Trail, (U.S.41) for a Point of Beginning; run thence N 60°03'19" E along the Southerly line of said Lot 1, 250' to the Westerly line of Block C of said Sorrento East Unit No. 2; thence S 29°56'41" E along said Westerly line 100'; thence S 60°03'19" W, 250' to the aforementioned Easterly right of way line of Tamiami Trail; thence N 29°56'41" W along said right of way line being 92' from the center-line thereof, 100' to the Point of Beginning and containing 0.58 acres more or less.