

04/17/2014 02:29:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1730912

Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$650.30
Intang. Tax: \$0.00

Prepared by and return to:

DOROTHY L. KORSZEN, Esquire
FARR, FARR, EMERICH, HACKETT & CARR, P.A.
99 Nesbit Street
Punta Gorda, FL 33950
941-639-1158

Parcel Identification Number: 0404120001, 0404050002 & 0404120002

[Space Above This Line For Recording Data]

Personal Representative's Warranty Deed

This Personal Representative's Deed made this 16 day of April, 2014 between DOROTHY L. KORSZEN, Personal Representative of the ESTATE OF STEPHEN T. DEANS a/k/a STEPHEN T. DEANS, SR., whose post office address is 33 S. Indiana Avenue, Englewood, FL 34223, grantor, and MARY GERTRUDE YOUNG, LINDA MARIE JONES a/k/a LINDA MARIE JONES SCHAPER, PATRICIA ANN HILL, STEPHEN THEODORE DEANS, JR., WALTER CALVIN DEANS and JAMES TIMOTHY DEANS whose post office address is 1041 Albee Farm Road, Venice, FL 34285, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 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 grantees heirs and assigns forever, a one-seventh (1/7th) interest in the following described land, situate, lying and being in Sarasota County Florida, to-wit:

Parcel 1:

The North 1/2 of the North 1/2 of the SW 1/4 of the SW 1/4 of Section 5, Township 39 South, Range 19 East, Sarasota County, Florida, LESS Albee Farm Road right of way in RPB 3 Page 31, also LESS Westerly 58.75 feet for additional right of way for Albee Farm Road as described in O.R. Book 2623, Page 197, Public Records of Sarasota County, Florida.

Parcel 2:

Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Southwest 1/4 of Section 5, run East along the Section line a distance of 118.1 feet to a point, thence turn at an angle of North 00°01' East a distance of 70.76 feet to a point; thence turn West at an angle of South 89°58' West and run 118.07 feet to a point on the 1/4 Section line; thence turn South 0°01' West and run 70.72 feet to the Point of Beginning, which is the said Southwest Corner of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 39 South, Range 19 East, Sarasota County, Florida.

Parcel 3:

The South 1/2 of the North 1/2 of the SW 1/4 of the SW 1/4 of Section 5, Township 39 South, Range 19 East, Sarasota County, Florida, LESS Albee Farm Road right of way in RPB 3 Page 31, also LESS Westerly 58.75 feet for additional right of way for Albee Farm Road as described in O.R. Book 2623, Page 197, Public Records of Sarasota County, Florida.

GRANTOR covenants that neither she nor her family resides upon the afore-described property nor on property contiguous or adjacent 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 grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)


Witness Name: DEBI LANTZER

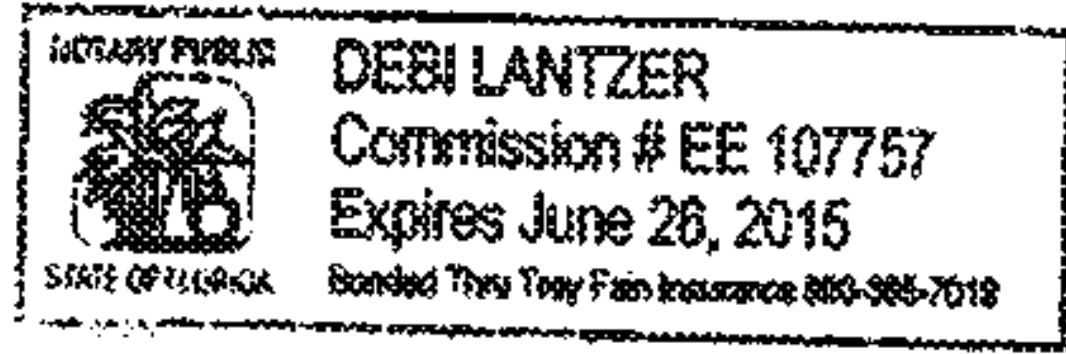

DOROTHY L. KORSZEN, Personal Representative

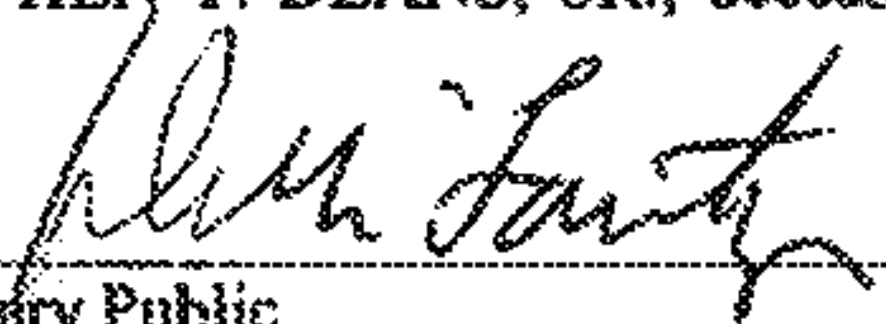

Witness Name: Angelika Popescu

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 16 day of April, 2014 by DOROTHY L. KORSZEN, Personal Representative of the estate of STEPHEN T. DEANS a/k/a STEPHEN T. DEANS, SR., deceased, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: DEBI LANTZER

My Commission Expires: 6/28/15