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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

EOLIVA Receipt#1735965

Doc Stamp-Deed: 1,463.00

Prepared By and Return To:

Greg Betterton, Esq.

735 E Venice Avenue, Suite 200

Venice, Florida 34285

Consideration: \$209,000.00

Parcel ID: 0176031001

0176031002

WARRANTY DEED

(Modern Form Deed, F.S. 689.02)



2014051431

1. IDENTIFICATION OF GRANTOR: Grantor's name and address is AMVEN, a Florida general partnership, whose address is 609 Cadiz Road, Venice, FL 34285. The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE: Grantee's name and address is The James F. Schab and Teresa A. Schab Revocable Trust Agreement Dated May 31st, 2006, whose address is 1400 Tarpon Center Drive, Venice, FL 34285. The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS: The terms "I," "me," or "you" shall be non-gender specific (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED: Property hereby conveyed (the "Real Property") is described as follows:

Units 101 and 102, Coco Palms, a condominium according to the Declaration of Condominium as recorded in Official Records Book 1238, pages 605 thru 664, and amendments thereto, and as per plat thereof recorded in Condominium Book 10, pages 48, 48A thru 48C, inclusive, and amendment thereto, of the Public Records of Sarasota County, Florida.

Subject to valid easements, reservations, and restrictions of record, if any, and to applicable governmental zoning regulations and taxes for 2014, and subsequent years.

PIN: 0176031001 and 0176031002

5. CONSIDERATION: Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY: For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. **WARRANTY:** I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record, if any, and taxes subsequent to December 31, 2013.

8. **NOT HOMESTEAD:** I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

Executed on the 30th day of April, 2014.

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

WITNESS:

AMVEN, a Florida general partnership

Sharon L. Hunter

Witness

SHARON L. HUNTER

Print Name

Elise J. Ducommun

Witness

Elise J. Ducommun

Print Name

James S. Luck

James S. Luck, General Partner

Sharon L. Hunter

Witness

SHARON L. HUNTER

Print Name

Elise J. Ducommun

Witness

Elise J. Ducommun

Print Name

Lorraine Russo

Lorraine Russo, General Partner

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 30th day of April, 2014, by James S. Luck and Lorraine Russo, the General Partners of AMVEN, a Florida general partnership, who are personally known to me or who have provided drivers license, as identification and who did take an oath.

Mary Lynn Williams
NOTARY PUBLIC

My Commission Expires:

