

Prepared by and Return to:
John J. Shea
John J. Shea, P.A.
1776 Ringling Blvd.
Sarasota, Florida 34236

File Number: 403.001

Parcel ID Number: 0102-15-0081

Reur's: \$ 27.00

Doc. Stamps: \$1,176.00

RECORDED IN OFFICIAL RECORDS
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June 18, 2014 09:52:21 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$1,176.00

General Warranty Deed

Made this June 16, 2014 A.D. By **Nancy Kuhn**, whose address is: 13911 Perthshire, Houston, TX 77079, **William Straehl**, whose address is: 2731 S. Blair Rd. Apt. 28, Tallahassee, FL 32301, **each as to a 1/3 interest**, hereinafter collectively called the "Grantor", to **John Moss and Jean Moss, husband and wife**, whose post office address is: 8 Herrick Dr., Ipswich, MA 01938, hereinafter called the "Grantee":

(Whenever used herein the term "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 Ten Dollars, (\$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:

See Exhibit "A" attached hereto

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

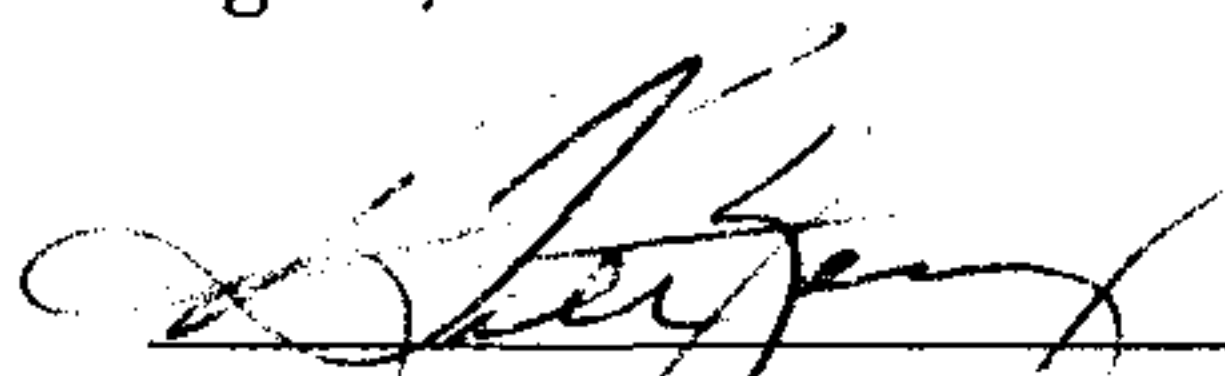
To Have and to Hold, the same in fee simple forever.

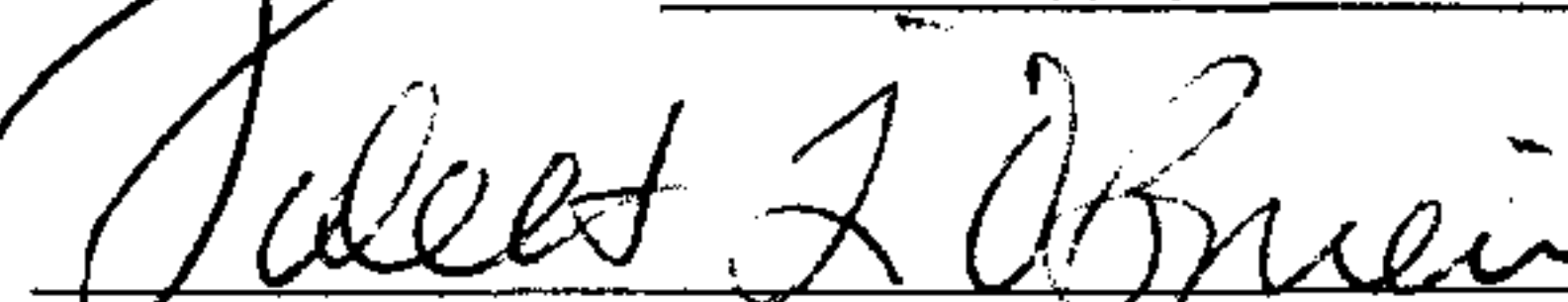
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012.

Each Grantor hereby warrants and represents that the property described in Exhibit "A" is not (1) the homestead property of the Grantor, (2) is not contiguous with any of Grantor's homestead property, and (3) and is not the homestead property of Grantor's dependents.

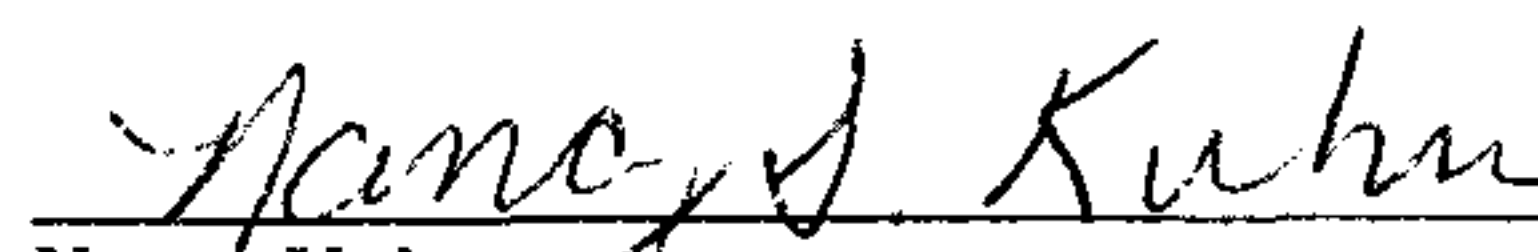
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name R. TATE YOUNG

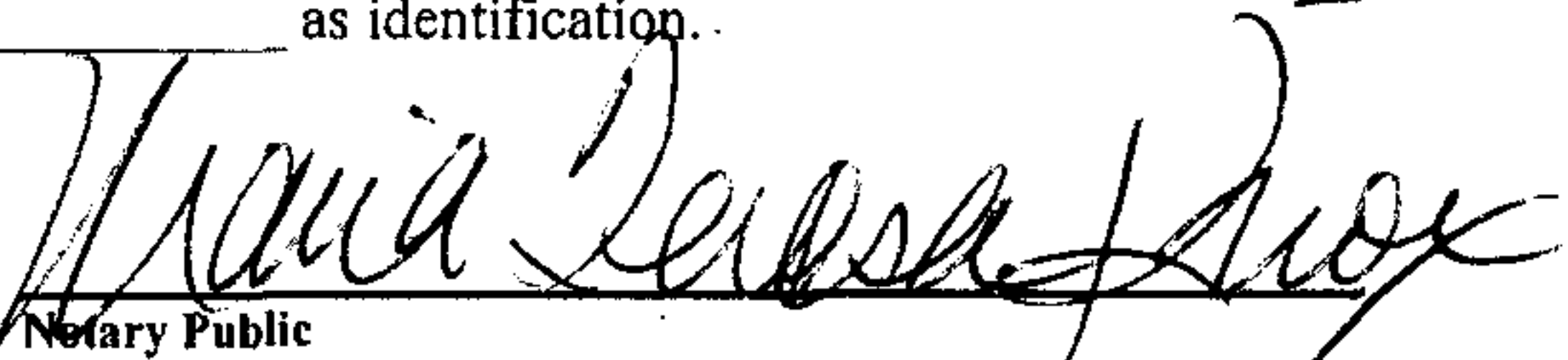

Witness Printed Name VIOLET L O'BRIEN

State of TEXAS
County of HARRIS


Nancy Kuhn (Seal)
Address: 13911 Perthshire, Houston, TX 77079

The foregoing instrument was acknowledged before me this 11 day of June, 2014, by Nancy Kuhn, who is personally known to me or who has produced _____ as identification.



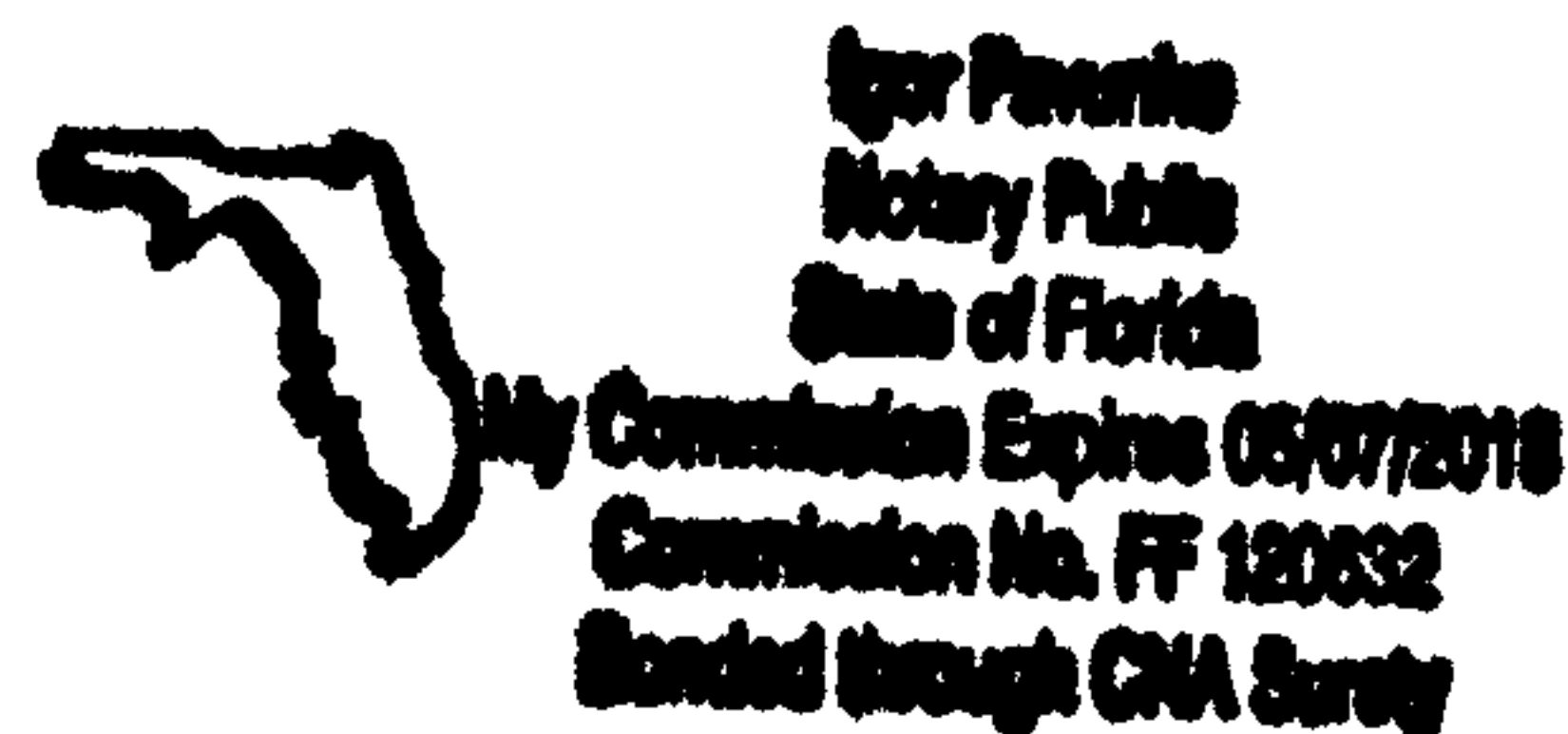

Notary Public
Print Name: _____
My Commission Expires: _____

Tamara Cornell
Witness Printed Name Tamara Cornell

Igor Pavunko
Witness Printed Name Igor Pavunko

State of Florida
County of Leon

William Straehl (Seal)
William Straehl
Address: 2731 S. Blair Rd. Apt. 28, Tallahassee, FL 32301



The foregoing instrument was acknowledged before me this 06 day of June, 2014, by William Straehl, who is personally known to me or who has produced Florida Driver license as identification.

Igor Pavunko
Notary Public
Print Name: Igor Pavunko
My Commission Expires: 05/07/2018

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Southwest corner of the Southeast 1/4 of Section 16, Township 37 South, Range 18 East, Sarasota County, Florida; thence South 00°01'07" East, along the West line of the Northeast 1/4 of Section 21, Township 37 South, Range 18 East, a distance of 50.00 feet; thence South 89°22'36" East, parallel to the North line of the Northeast 1/4 of said Section 21, and 50 feet therefrom and along the North line of Lot 5, Gulf Gate Subdivision, Unit No. 8, as per plat thereof recorded in Plat Book 17, Pages 50, 50A and 50B, Public Records of Sarasota County, Florida, a distance of 133.59 feet; thence South 39°46'56" East, a distance of 18.82 feet to a point on the Northerly right-of-way line of Moorings Lane, as shown on said plat of Gulf Gate Sub., Unit No. 8; thence Northeasterly along said right-of-way line, and along an arc of a curve concave to the Southeast, having a radius of 50.00 feet, an arc distance of 25.27 feet to the Easterly corner of that parcel shown as Parcel "B" on said plat of Gulf Gate Subd., Unit No. 8; thence North 39°46'56" West a distance of 23.05 feet; thence North 00°01'07" West, parallel to the West line of said Northeast 1/4 of Section 21, a distance of 30.57 feet to a point on the North line of said Section 21; thence North 00°12'08" West parallel to the West line of the Southeast 1/4 of Section 16, a distance of 25.00 feet; thence North 89°22'36" West, parallel to the South line of said Section 16, and 25 feet therefrom, a distance of 40.00 feet; thence South 60°37'24" West, a distance of 20.00 feet; thence North 89°22'36" West, 50.00 feet; thence North 00°12'08" west 10.11 feet; thence North 89°22'36" West, parallel to said South line of Section 16, and 25 feet therefrom, a distance of 42.53 feet to a point on the West line of said Southeast 1/4 of Section 16; thence South 00°12'08" East, along said West line, 25.00 feet to the Point of Beginning.

Being subject to the following described easement for ingress and egress through the above described parcel.

Commence at the Southwest corner of the Southeast 1/4 of Section 16; thence South 00°01'07" East along the West line of the Northeast 1/4 of Section 21, Township 37 South, Range 18 East, a distance of 50.00 feet; thence South 89°22'36" East, parallel to the North line of the Northeast 1/4 of said Section 21 and 50 feet therefrom and along the North line of Lot 5, Gulf Gate Subdivision, Unit No. 8, as per plat thereof recorded in Plat Book 17, Pages 50, 50A and 50B, Public Records of Sarasota County, Florida, a distance of 133.59 feet for a Point of Beginning; thence South 39°46'56" East, 18.82 feet to a point on the Northerly right-of-way line of Moorings Lane, as shown on said plat of Gulf Gate Subd., Unit No. 8; thence Northeasterly along said right-of-way line and along an arc of a curve concave to the Southeast, having a radius of 50.00 feet, an arc distance of 25.27 feet to the Easterly corner of that parcel shown as Parcel "B" on said plat of Gulf Gate Subd., Unit No. 8; thence North 39°46'56" West, 23.05 feet; thence North 89°22'36" West parallel to the North line of said Section 21, a distance of 5.00 feet; thence North 05°14'08" West a distance of 55.86 feet; thence North 89°22'36" West, parallel to said South line of Section 16 and 25 feet therefrom, a distance of 15.08 feet; thence South 06°39'49" East, a distance of 75.61 feet to the Point of Beginning.