

Doc Stamp-Deed: \$2,100.00



Consideration:\$300,000.00
Rec. Fees: \$18.50
Doc. Stamps: \$2,100.00

PREPARED BY AND RETURN TO:

Thomas B. Luzier, Esq.
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
(941) 366-0115
File No: 11712-2

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WARRANTY DEED

This Warranty Deed is made by **Craig R. Allen and Sandra L. Allen, as Trustees of the Craig R. Allen and Sandra J. Allen Revocable Trust dated May 4, 2005**, (the "Grantor"), to **West Coast Wellness & Family Medicine, PA, a Florida professional association**, whose post office address is: **2512 N. Tamiami Trail, Nokomis, FL 34275**, (the "Grantee").

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee, its successors and assigns forever, the following described real property in Sarasota County, Florida:

A tract of land in Section 23, Township 38 South, range 18 East, 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 and 20B, of the 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 feet to the Westerly line of Block G of said Sorrento East Unit No. 2; thence S 29°56'41" E along said Westerly line 100 feet; thence S 60°03'19" W, 250 feet to the aforementioned Easterly right of way of Tamiami Trail; thence N 29°56'41" W along said right of way line being 92 feet from the centerline thereof, 100 feet to the Point of Beginning. Less that portion of the above described parcel as recorded in O.R. Book 949, Page 300, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above-described real property is 0161020021.

The Grantors herein certify that the above described property is not the homestead of the Grantors nor is it contiguous thereto.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on August 1, 2014.

WITNESSES:

[Signature]
Witness Signature
Print Name: **Gregory C. Roberts**

[Signature]
Craig R. Allen, as Trustee aforesaid
P.O. Box 365
Laurel, FL 34272

[Signature]
Witness Signature
Print Name: **Carolyn R. Manning**

[Signature]
Witness Signature
Print Name: **Gregory C. Roberts**

[Signature]
Sandra L. Allen, as Trustee aforesaid
P.O. Box 365
Laurel, FL 34272

[Signature]
Witness Signature
Print Name: **Carolyn R. Manning**

STATE OF FLORIDA
COUNTY OF SARASOTA

30 The foregoing instrument was executed and acknowledged before me on JULY, 2014, by Craig R. Allen and Sandra L. Allen, as Trustees aforesaid.

Personally known _____
or Produced Identification _____
Type of Identification Produced _____

[Signature]
Notary Public
Print Name: **Gregory C. Roberts**
My Commission Expires:

