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Prepared by:

Law Office of Andrew W. Rosin, PA
1966 Hillview Street
Sarasota, Florida 34239

File Number: KNOP

Consideration: \$200,000.00
Documentary Stamps: \$1,400.00
Recording Fee: \$18.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014141333 2 PG(S)
November 25, 2014 02:21:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$1,400.00


General Warranty Deed

Made this November 20, 2014 A.D. By **Alexander G. Paderewski, individually and as Trustee of the Samuel Louis Paderewski Minors Trust u/a/d October 10, 1994**, whose address is: 1834 Main Street, Sarasota, FL 34236-5912, hereinafter called the grantor, to **Claudia Knop, and Michael Spoor, husband and wife**, as to a 50% interest whose post office address is: 2900 Curry Lane, Nokomis, Florida 34275, and **Christopher Knop and Elizabeth Knop, husband and wife**, as to a 50% interest, tenants in common, whose post office address of 2900 Curry Lane, Nokomis, Florida 34275, 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:

Lot 9, WOODLAND ACRES, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 3, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0387140002

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.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR NOR IS IT CONTIGUOUS THERETO.

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, 2013.

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:



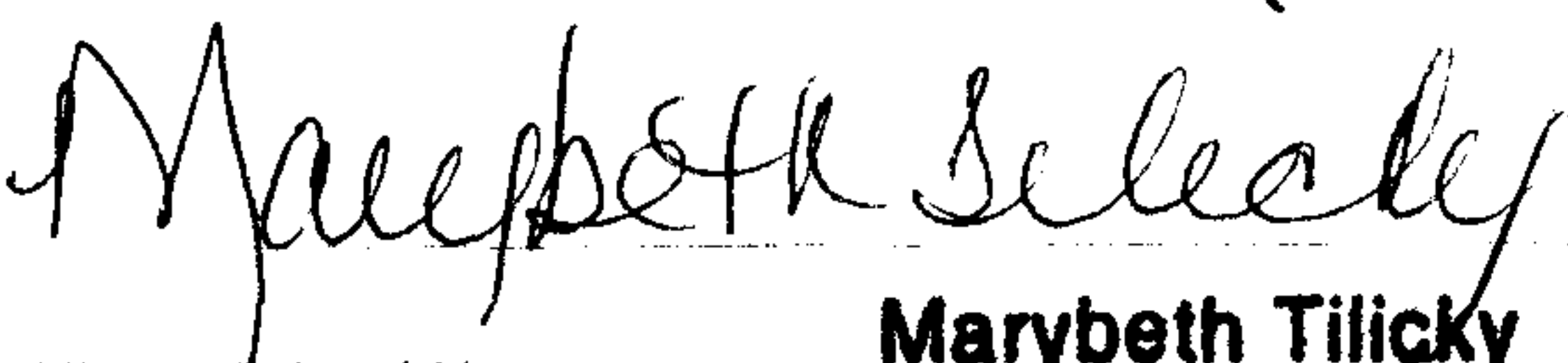
Andrew W. Rosin

Witness Printed Name



ALEXANDER G. PADEREWSKI, individually and as Trustee of the Samuel Louis Paderewski Minors Trust u/a/d October 10, 1994

Address: 1834 Main Street, Sarasota, FL 34236-5912



Marybeth Tilicky

Witness Printed Name

Address:

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State of Florida
County of Sarasota

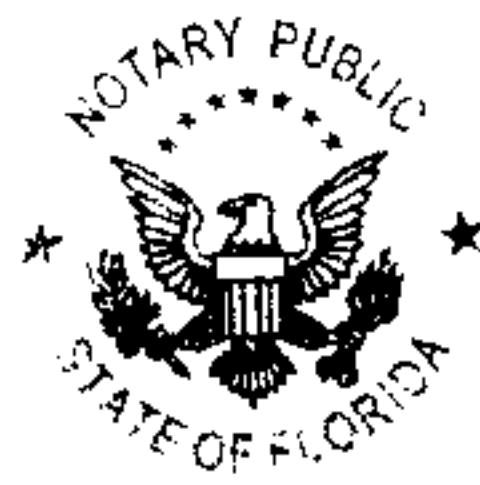
The foregoing instrument was acknowledged before me this 20th day of November, 2014, by ALEXANDER G. PADEREWSKI, individually and as Trustee of the Samuel Louis Paderewski Minors Trust u/a/d October 10, 1994, who is personally known to me or who has produced _____ as identification.

Notary Public
Print Name:

Andrew W. Rosin

My Commission Expires:

10/13/16



ANDREW W. ROSIN
MY COMMISSION # EE 838632
EXPIRES: October 13, 2016
Bonded Thru Budget Notary Services