

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2014146663 2 PG(S)  
December 09, 2014 04:08:56 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70

This Instrument Prepared By and Return To:  
F. STEVEN HERB, ESQUIRE  
Kirk Pinkerton, P.A.  
240 S. Pineapple Avenue, 6<sup>th</sup> Floor  
Sarasota, FL 34236  
WITHOUT EXAMINATION OF TITLE

Parcel ID Number: 0101020021

R- 18.50  
S- 1.70

## Warranty Deed

This Indenture, Made this 2nd day of December, 2014 A.D., Between

**JANE B. NELSON, as Trustee U/A Dtd 3-13-2003**

of the County of Sarasota, State of Florida, **grantor, and**

**SUN HAVEN J, LLC, a Florida limited liability company**

whose address is: 5225 Hidden Harbor Road, Sarasota, FL 34242

of the County of Sarasota, State of Florida, **grantee.**

**Witnesseth** that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS

and other good and valuable consideration in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida to wit:

An undivided one-half interest of the following described property:

Lots 1, 2, 3, 4, 13, 14, 15 and 16, Block "A", SUN HAVEN SUBDIVISION, as per Plat thereof recorded in Plat Book 7, Page 88, of the Public Records of Sarasota County, Florida.

Subject to conditions, restrictions, easements, limitations, reservations of record, and encumbrances, if any, and zoning ordinances and real estate taxes for the current and subsequent years.

Grantor warrants and covenants that neither Grantor nor Grantor's family reside on the above-described property nor any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**Warranty Deed**  
**Page 2**

**In Witness Whereof**, the grantor has hereunto set her hand and seal the day year first above written.

**Signed, sealed and delivered in our presence:**

Elaine Marie Allen  
Printed Name: Elaine Marie Allen  
Witness

F. Steven Herb  
Printed Name: F. Steven Herb  
Witness

Jane B. Nelson  
JANE B. NELSON, as Trustee aforesaid  
Address: 5225 Hidden Harbor Road  
Sarasota, FL 34242

**STATE OF FLORIDA**  
**COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of Dec., 2014, by JANE B. NELSON, as Trustee U/A Dtd 3-13-2003. She is personally known to me or has produced her \_\_\_\_\_ as identification.

Elaine Marie Allen  
Printed Name: Elaine Marie Allen  
Notary Public  
My Commission Expires:

