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REC 10.00  
S.S. 875.00  
I.T. \_\_\_\_\_

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2014152877 1 PG(S)  
December 23, 2014 11:55:14 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Prepared by and return to:

**ROBERT J. DeBOER**  
Attorney at Law  
**KANETSKY, MOORE & DEBOER, P.A.**  
227 Nokomis Avenue South  
Venice, FL 34285  
941-485-1571  
File Number: 16807.02  
Parcel Identification No. 0165160030

Doc Stamp-Deed: \$875.00



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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 19th day of December, 2014 between JANET H. HAZEN, as Trustee of the JANET H. HAZEN REVOCABLE TRUST U/A/D July 9, 1999, as amended and restated, whose post office address is 2607 Bayshore Rd., Nokomis, FL 34275 of the County of Sarasota, State of Florida, grantor\*, and

ANTHONY PATETE, JR., as Trustee of the 395 LAUREL ROAD LAND TRUST dated December 19, 2014, whose post office address is 2447 Sonoma Dr. W., Nokomis, FL 34275 of the County of Sarasota, State of Florida, grantee\*,

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County Florida, to-wit:

Beginning at a point 20 feet North of the SW corner of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 25, Township 38 South, Range 18 East, running thence N 150 feet; thence W 100 feet; thence S 150 feet; thence E 100 feet to a Point of Beginning; all lying and being Sarasota County, Florida, LESS road right-of way per Order of Taking recorded in O.R. Book 2070, Page 1005, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year, but this reference shall not operate to reimpose same.

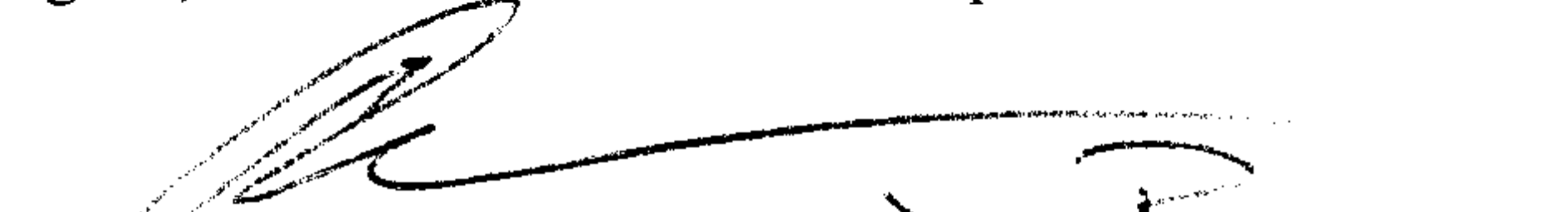
The grantor warrants and covenants that the above-described property does not constitute the homestead of the grantor, nor is it contiguous thereto.

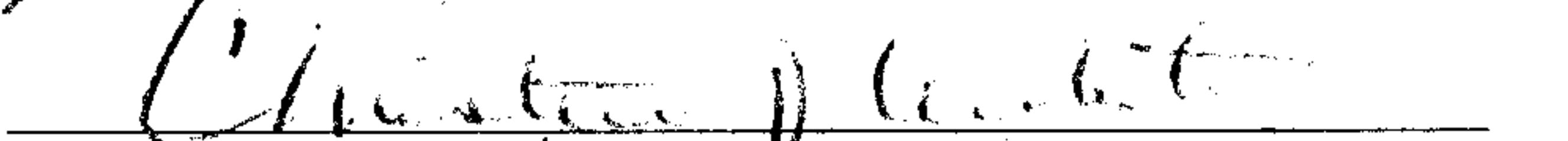
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

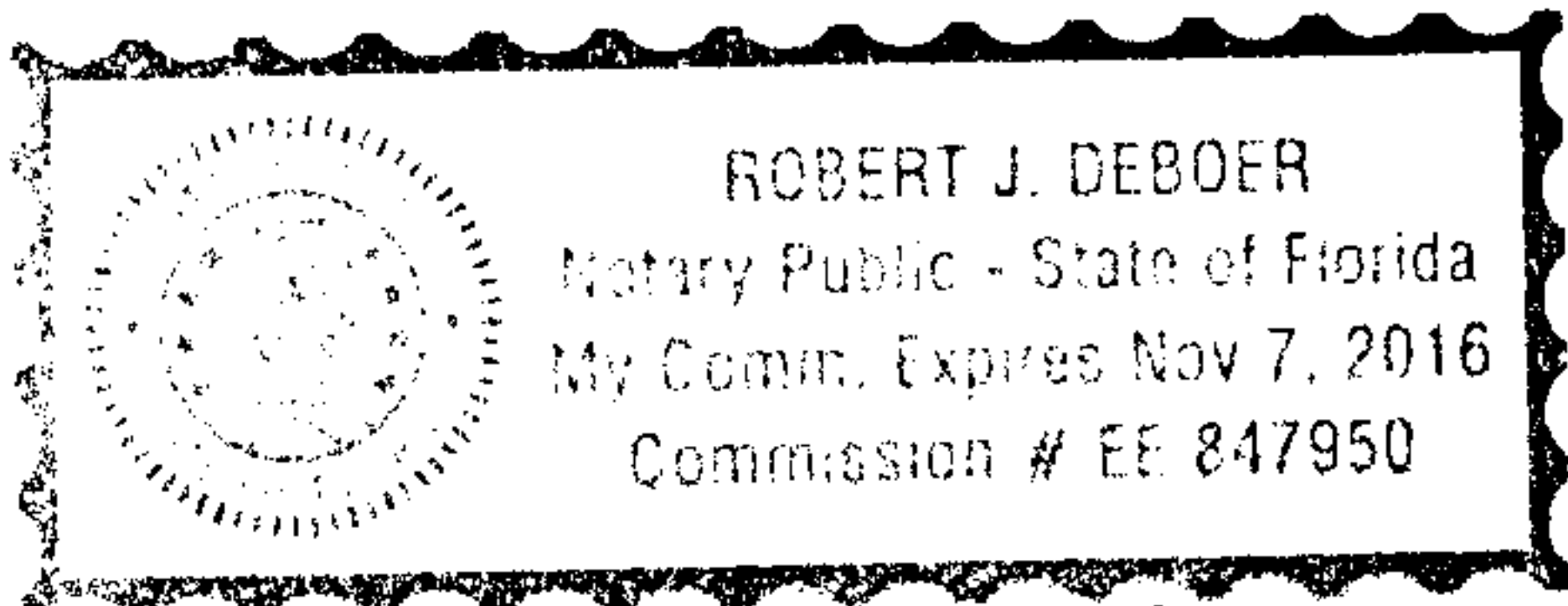
  
Witness Name: Robert J. DeBoer

  
Witness Name: Christine J. DeBoer

  
JANET H. HAZEN, as Trustee (Seal)

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 19th day of December, 2014 by JANET H. HAZEN, as Trustee of the JANET H. HAZEN REVOCABLE TRUST U/A/D July 9, 1999, as amended and restated, who [X] is personally known or [X] has produced a driver's license as identification.



Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
[Notary Seal]