

1/14/2015 8:35 AM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1818177

This instrument prepared by:  
Jack E. Kiker, III, Esquire  
Williams, Gautier, Gwynn, DeLoach  
& Sorenson, P.A.  
P. O. Box 4128  
Tallahassee, Florida 32315-4128

Doc Stamp-Deed: \$1,575.00

**WARRANTY DEED**

**James E. Kurzydlo and Christine M. Kurzydlo, Trustees of the Kurzydlo Family Trust dated January 8, 2007**, whose address is 4299 Las Palmas Way, Sarasota, Florida 34238, hereinafter collectively referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations received from **Forest Lakes RE Holdings, LLC**, a Florida limited liability company, whose address is 6449 Fox Grape Lane, Bradenton, Florida 34202, hereinafter referred to as Grantee, hereby, on this 9th day of January, 2015, conveys to the Grantee that real property located in Sarasota County, Florida, described as follows:

Lots 19 and 20, in Block 157, of UNIT NO. 36 SOUTH GATE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 16, Page 9, of the ~~Public Records of Sarasota County, Florida.~~

Together with an undivided 6% interest in and to that portion of Block 157, of UNIT NO. 36 SOUTH GATE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 16, Page 9, of the Public Records of Sarasota County, Florida, designated on said plat as "Private Access," with 3% allocable to each of Lots 19 and 20, of said Block 157.

Grantee, by the acceptance hereof specifically covenant and agree for the benefit of all owners of property in said Block 157, that they will contribute to the maintenance of said "Private Access" in accordance with such plans as may from time to time be adopted by a majority interests in said "Private Access," to an extent proportionate to said undivided interest hereinabove stated, and the obligation hereby assumed and undertaken shall be binding as well upon the heirs, personal representatives, successors and assigns of Grantee, and shall be deemed a covenant running with the land hereinabove described.

The above-described property is not the homestead of the Grantor within the meaning of Florida law.

SUBJECT to taxes for the year 2015 and subsequent years, easements and restrictive covenants of record, if any, which specifically are not reimposed or extended hereby;

TO HAVE AND TO HOLD the above-described property, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title and interest of the Grantor in the above-described property, to the use, benefit and behoof of the Grantee, the successors and assigns of the Grantee forever.

AND the Grantor warrants and covenants that the property is free of all encumbrances made by the Grantor, except as above stated; that the Grantor is acting in pursuance and by virtue of the powers set forth in the above-described Trust Agreement; and that the Grantor has the full right, power and authority to convey the above-described property under the above-described Trust Agreement. The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

WITNESSES:

[Signature]  
Witness Signature  
Jenifer Srembri  
Witness Print Name

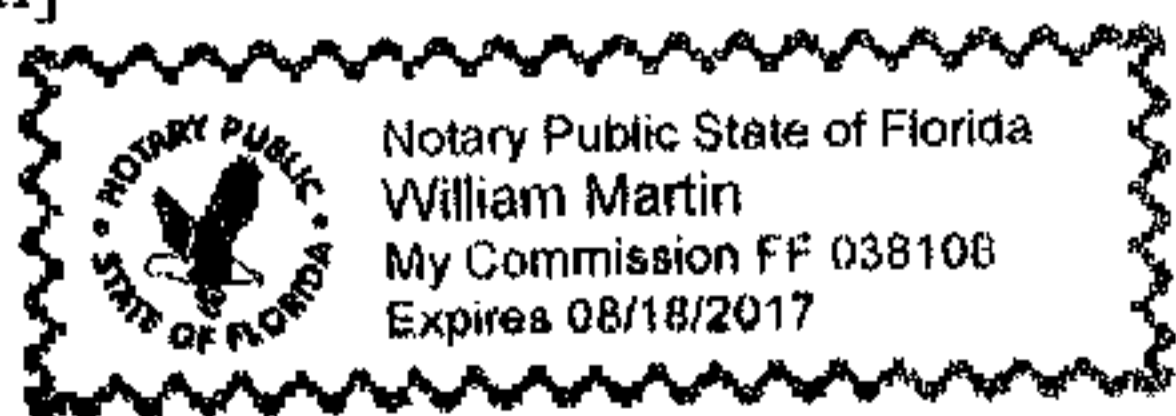
[Signature]  
James E. Kurzydlo, Trustee of the Kurzydlo  
Family Trust dated January 8, 2007

[Signature]  
Witness Signature  
Richard Alter  
Witness Print Name

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of January, 2015, by James E. Kurzydlo, Trustee of the Kurzydlo Family Trust dated January 8, 2007, on behalf of the Trust, who  is personally known to me or  who has produced \_\_\_\_\_ as identification.

[seal]



[Signature]  
NOTARY PUBLIC  
WILLIAM MARTIN  
Print or type name.

[Signature]  
Witness Signature  
Jenifer Schembri  
Witness Print Name

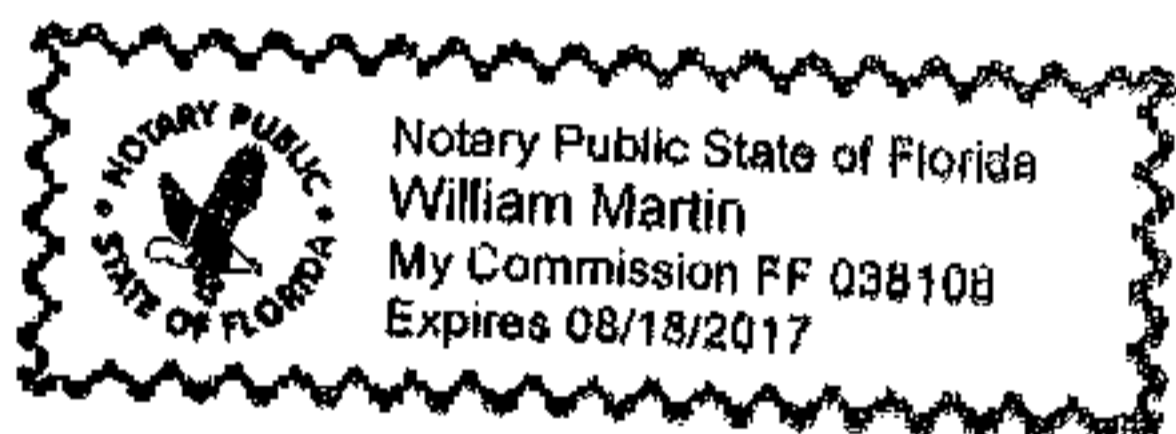
[Signature]  
Christine M. Kurzydlo, Trustee of the  
Kurzydlo Family Trust dated January 8, 2007

[Signature]  
Witness Signature  
Richard Atker  
Witness Print Name

STATE OF FLORIDA  
COUNTY OF SARASOTA

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by James E. Kurzydlo, Trustee of the Kurzydlo Family Trust dated January 8, 2007, on behalf of  
the Trust, who  is personally known to me or  who has produced  
\_\_\_\_\_ as identification.

[seal]



[Signature]  
NOTARY PUBLIC  
WILLIAM MARTIN  
Print or type name.