

5/18/2015 11:34 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1861987

This instrument was prepared by
and should be returned to:

Jack E. Kiker, III, Esq.

Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.

Post Office Box 4128

Tallahassee, Florida [REDACTED] 1

Doc Stamp-Deed: \$4,970.00

WARRANTY DEED

Kathleen A. Brown, a single woman, whose address is 230 Zephyr Road, Venice, Florida 34293, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations received from **Coastal Veterinary Group, Inc., a Florida corporation**, whose address is 2528 West Tharpe Street, Tallahassee, Florida 32303, hereinafter referred to as Grantee, hereby, on this 15th day of May, 2015, conveys to the Grantee that real property located in Sarasota County, Florida, described as follows:

See "**Exhibit A**" attached hereto and by reference made a part hereof.

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;

and the Grantor covenants that the property is free of all encumbrances, except as above stated; that lawful seisin of and good right to convey that property are vested in the Grantor; and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever. 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:



Witness Signature

DANZEL P. POLICASTRO

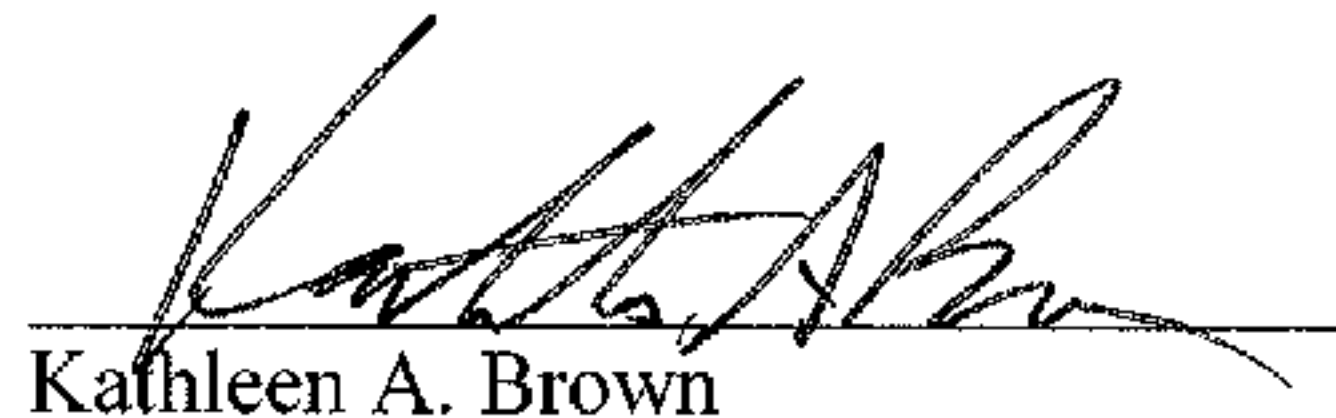
Witness Print Name



Witness Signature

David R. Cornish

Witness Print Name


Kathleen A. Brown

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13th day of May, 2015, by Kathleen A. Brown, who ☐ is personally known to me or ☒ has produced FL Drivers License as identification.

B60-501-56-671-0

[seal]



NOTARY PUBLIC

DANIEL P. POLICASTRO

Print Name

EXHIBIT A

Parcel No. 1

Part of Lot 1, Block 7, CITRUS HIGHLANDS SUBDIVISION, as per plat thereof recorded in Plat Book 8, Page 59, of the Public Records of Sarasota County, Florida, better described as:

From the Northeast corner of Lot 1, Block 7, thence N 89°28'32" W, 204.53 feet along the North boundary of said Lot 1 for a point of beginning; thence S 0°31'28" W, 75.00 feet; thence N 89°28'32" W, 177.52 feet to the Easterly boundary of State Road No. 45; thence N 30°31'32" W, 87.54 feet along the Easterly boundary of said State Road No. 45; thence S 89°28'32" E, 222.67 feet to the point of beginning.

LESS Right-of-Way for U.S. 41 (State Road 45) Tamiami Trail.

Parcel No. 2

A portion of Lot 1, Block 7, CITRUS HIGHLANDS SUBDIVISION, as recorded in Plat Book 8, Page 59, of the Public Records of Sarasota County, Florida, more particularly described as follows:

Commence at the N.E. corner of said Lot 1; thence N 89°28'32" W, along the North line of Lot 1, 204.53 feet; thence S 0°31'28" W, 75.0 feet for a Point of Beginning; thence N 89°28'32" W, 177.52 feet to the Westerly R/W line of St. Rd. 45 (U.S. 41); thence S 30°31'32" E, 21.46 feet along said R/W; thence N 84°13'06" E, 167.46 feet to the point of beginning.

LESS Right-of-Way for U.S. 41 (State Road 45) Tamiami Trail.

Parcel No. 3

Commence at the Intersection of the North line of CITRUS HIGHLANDS SUBDIVISION recorded in Plat Book 8, Page 59, of the Public Records of Sarasota County, Florida, and the Easterly Right of Way line of U.S. Highway No. 41 (State Road No. 45), as existing this 18th day of May, 1971; thence S 29°56'10" E, along said Right of Way line of U.S. Highway No. 41, a distance of 109.0 feet to an iron pipe for a point of beginning; thence continue S 29°56'10" E, along said Right of Way line, 57.17 feet, to an iron pipe; thence N 69°42'30" E, 143.40 feet to an iron pipe; thence N 00°41'54" E, 17.23 feet to an iron pipe; thence S 83°54'38" W, 164.17 feet to the point of beginning. All lying and being in Lot 1, Block 7, of the Subdivision of CITRUS HIGHLANDS, recorded in Plat Book 8, Page 59, Public Records of Sarasota County, Florida, in Section 36, Township 38 South, Range 18 East, Sarasota County, Florida.

LESS Right-of-Way for U.S. 41 (State Road 45) Tamiami Trail.