

This Instrument Prepared by:
✓ Gregory C. Roberts, Esquire
KLINGBEIL & ROBERTS, P.A.
341 Venice Avenue West
Venice, Florida 34285

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015110988 3 PG(S)
September 04, 2015 08:50:04 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70


THIS INSTRUMENT WAS PREPARED
WITHOUT EXAMINATION OF TITLE

WARRANTY DEED

THIS INDENTURE, made this 4 day of September, 2015, by and between **JOSEPH R. DeCIANTIS** and **MAUREEN E. DeCIANTIS**, husband and wife, whose post office address is 7 Cornwell on the Gulf, Venice, Florida 34285, hereinafter referred to as Grantor, and **JOSEPH R. DeCIANTIS** and **MAUREEN E. DeCIANTIS**, as **Trustees of the Joseph R. DeCiantis and Maureen E. DeCiantis Revocable Trust dated September 4, 2015**, whose address is 7 Cornwell on the Gulf, Venice, Florida 34285, hereinafter referred to as Trustee.

WITNESSETH, Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), does hereby grant, bargain, sell and convey to Trustee, the following described property situated in Sarasota County, Florida, to-wit:

PARCEL 1 - Property Tax Account No.: 0177020017

Begin at the NE corner of US Government Lot 1, Section 13, Township 39 South, Range 18 East; thence South 385.6'; thence West 300' to a Point of Beginning; thence continue West 100'; thence South 107.2' to the center of a 14' road right of way; thence East along the center of said road right of way, 100'; thence North 107.2' to the Point of Beginning; being the same as Lot 7, CORNWELL ON THE GULF, according to the Survey thereof made by R.G. Merrin, dated January 23, 1951, all lying, being and situate in Section 13, Township 39 South, Range 18 East, Sarasota County, Florida; said premises is also known as 7 Cornwell on the Gulf, Venice, Sarasota County, Florida.

PARCEL 2 - Property Tax Account No.: 0449050096

Start at the SE corner of Lot 11050, SOUTH VENICE, UNIT 42, as per plat thereof recorded in Plat Book 7, Page 3, of the Public Records of Sarasota County, Florida; thence N 34 09'10" W, 100 feet to the Point of Beginning; thence N 55 50'50" E, 200 feet to the West right of way line of Tamiami Trail; thence N 34 09'10" W along said right of way 150 feet; thence S 55 50'50" W, 200 feet; thence S 34 09'10" E, 150 feet to the Point of Beginning; All lying in Section 28 and 29, Township 39 South, Range 19 East. LESS property taken for State right of way (approx. 0.034 acres) by final judgment recorded in O. R. Book 940, Page 823).

Subject to restrictions, reservations, mortgages and easements of record and subject to taxes for the year 2015 and thereafter.

TOGETHER with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:

a. To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

b. To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

c. To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, to give consent and make contracts relating to said real estate or its use and to release or deed any interest in said real estate;

d. To borrow money, and to mortgage, pledge or encumber any or all of the said real estate, to secure payment thereof;

e. To manage, control, operate and dispose of said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

2. Rights of ownership over the above-described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.

3. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.073.

4. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this instrument.

GRANTOR COVENANTS with Trustee that Grantor is lawfully seized of said property in fee simple and that said property is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

This Deed is exempt from the documentary stamp tax pursuant to Rule 12B-4.013(32), FAC, because there is no change in the beneficial ownership of the subject property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 2 day of SEPT, 2015.

Witnesses:

Sign [Signature]
Print Gregory C. Roberts

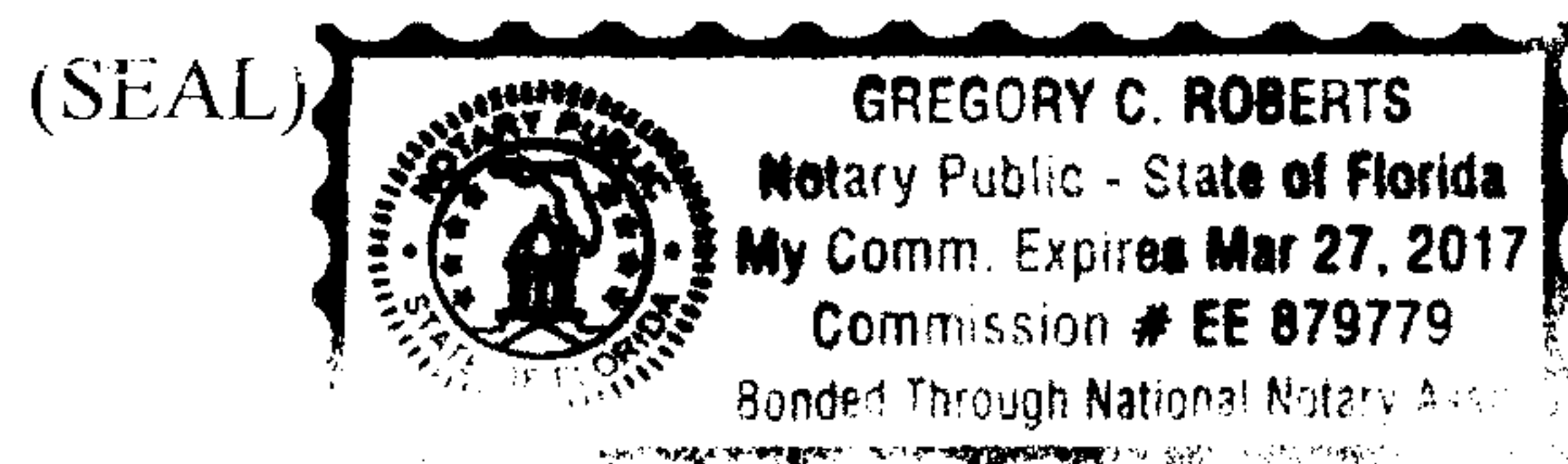
[Signature]
JOSEPH R. DeCIANTIS

Sign [Signature]
Print Carolyn R. Manning

[Signature]
MAUREEN E. DeCIANTIS

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 2 day of SEPT, 2015, by **JOSEPH R. DeCIANTIS** and **MAUREEN E. DeCIANTIS**, husband and wife, who are personally known to me or produced as identification.



NOTARY PUBLIC

Sign [Signature]
Print Gregory C. Roberts

My Commission Expires:

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