

10/7/2015 11:14 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1910638

Doc Stamp-Deed: \$1,610.00

Prepared By and Return To:
Charles H. Ball & Associates, P.A.
1444 First Street, Ste. B
Sarasota, FL 34236

File No. 15-0211 DIETZ

Property Appraiser's Parcel I.D. (folio) Number(s)
0104010123

WARRANTY DEED

THIS WARRANTY DEED dated October 6, 2015, by Philipp O. Torrence, whose post office address is 6500 Gateway Ave., Sarasota, FL 34231, hereinafter called the grantor, to Gulf Gate Frame Center, Inc., a Florida corporation, whose post office address is 6506 Gateway Ave., Sarasota, FL 34231, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Sarasota County, Florida, to wit:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

The Grantor hereby warrants and represents that the subject property does not constitute the homestead of the Grantor nor is the same contiguous thereto.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

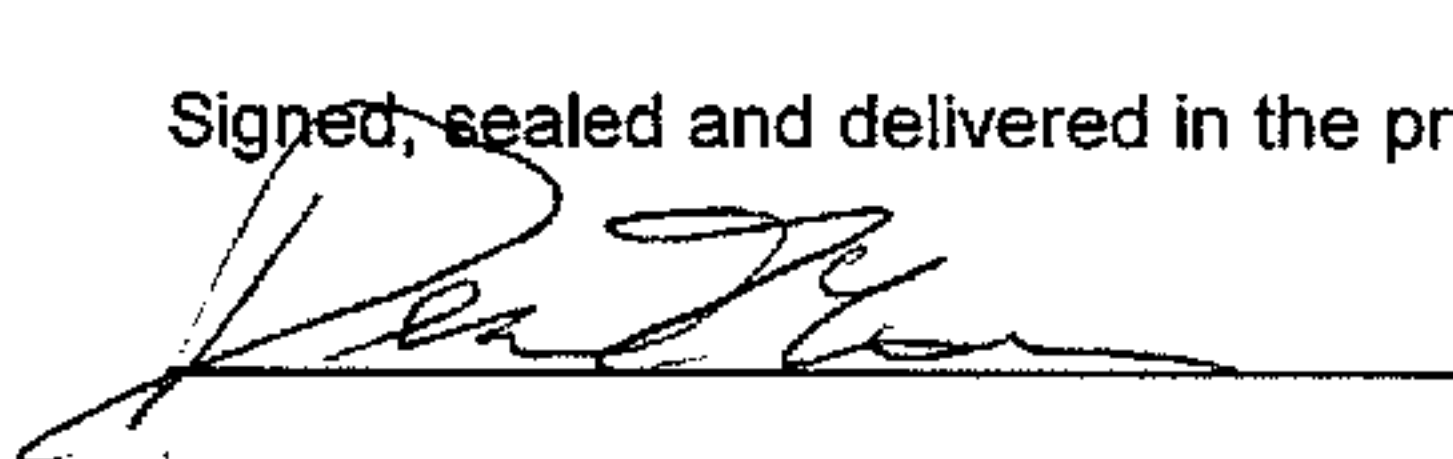
TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2014

WARRANTY DEED
(Continued)

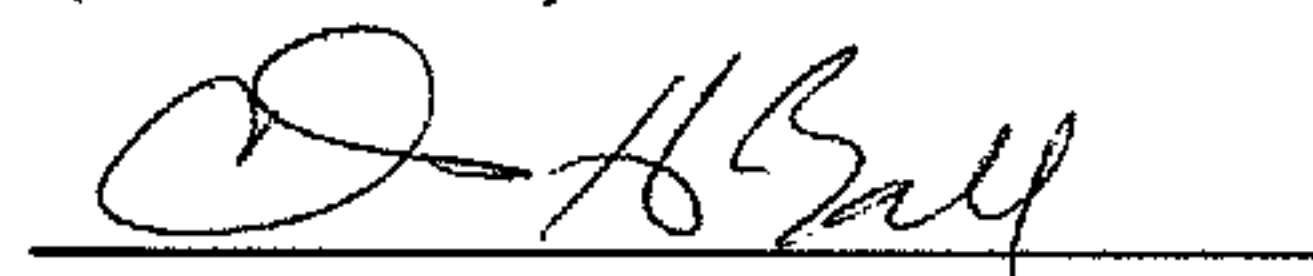
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



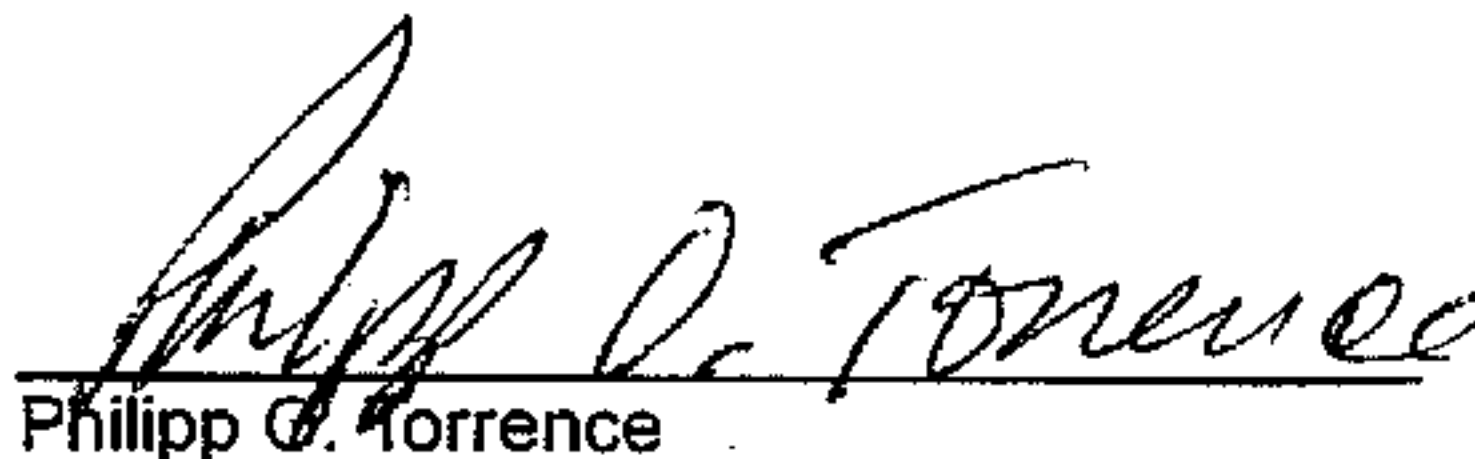
(Witness Signature)

Dennis McLean
(Print Name)



(Witness Signature)

Charles H. Ball
(Print Name)



Philipp O. Torrence


6500 Gateway Ave.
(Address)

Sarasota, FL 34231
(Address)

STATE OF Florida

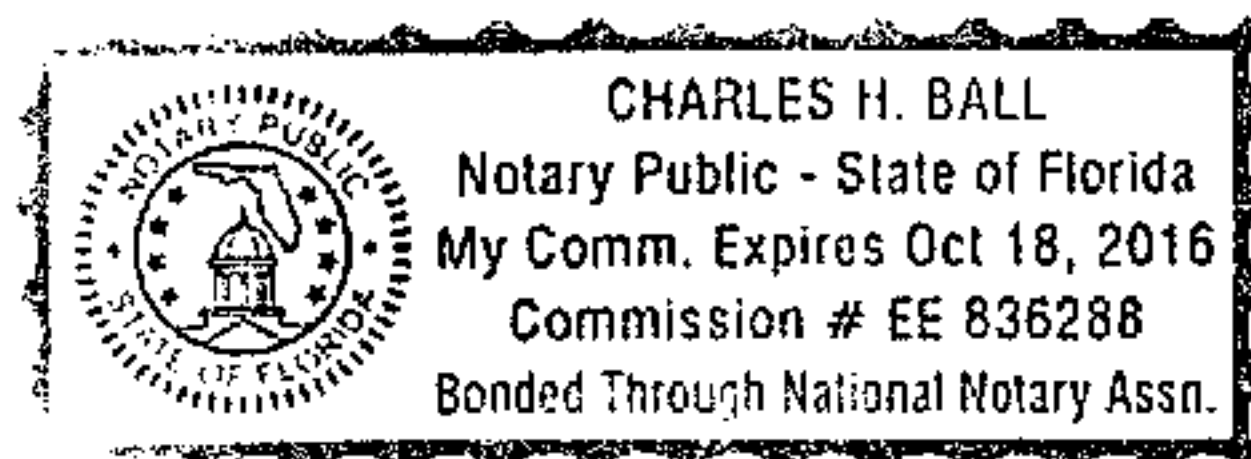
COUNTY OF Sarasota

Sworn to and subscribed before me this 6 day of October, 2015, by Philipp O. Torrence, who produced a Driver's License or was _____ personally known to me.


Notary Public

My Commission Expires: 10/18/16

(SEAL)



WARRANTY DEED

(Continued)

EXHIBIT A

Lot 1, Block 3, Unit 2, GULF GATE SUBDIVISION, a subdivision recorded in Plat Book 16, Pages 11 and 11A, Public Records of Sarasota County, Florida, Less that portion described as follows: Begin at the Northwest corner of said Lot 1 lying on the southerly right-of-way line of Mall Drive (60' R/W); Thence along said line S 89 degrees 49' 01" E 110.07 feet; Thence on a curve to the right an arc distance of 15.63 feet to the west right-of-way line of Gateway Avenue (60' R/W), said curve having a radius of 10 feet, a central angle of 89 degrees 34' 37" and a chord which bears S 45 degrees 01' 43" E, 14.09 feet; Thence along the west right-of-way line of Gateway Avenue, S 00 degrees 14' 24" E 49.84 feet; Thence crossing the aforesaid Lot 1, N 89 degrees 55' 28" W, 120 feet to the west line of Lot 1; Thence along said line, N 00 degrees 14' 24" W, 59.99 feet to the Point of Beginning.

Said land also described as follows:

Situated in Section 17, Township 37 South, Range 18 East, Sarasota County, Florida and being part of Lot 1, Block 3, GULF GATE SUBDIVISION, UNIT NO. 2, according to the plat thereof recorded in Plat Book 16, Pages 11 and 11A, of the Public Records of Sarasota County, Florida; Said part being more particularly described as follows:

Begin at the southeast corner of said Lot 1, lying on the westerly right-of-way line of Gateway Avenue; Thence along said southerly line of said Lot 1, North 89 degrees 49' 01" West 120.00 feet to the southwest corner of said lot; Thence along the westerly line of said lot, North 00 degrees 14' 24" West 40.01 feet; Thence crossing said Lot 1, South 89 degrees 55' 28" East 120.00 feet to the westerly right-of-way line of Gateway Avenue; and Thence along said line, South 00 degrees 14' 24" East 40.24 feet to the Point of Beginning.