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

Doc Stamp-Deed: \$2,030.00


Prepared by and return to:

Richard D Saba

Attorney at Law

Richard D. Saba, P.A.

2033 Main Street Suite 400

Sarasota, FL 34237

941-952-0990

File Number: **Dubs.320CKR**

Consideration Paid: \$290,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **1st** day of **March, 2016** between **Joseph A. Tocco, a married man, joined by his spouse, Shirley Tocco**, whose post office address is **141 DaVinci Drive, Nokomis, FL 34275**, grantor, and **Christopher Dubs, a single man**, whose post office address is **P.O. Box 49556, Sarasota, FL 34230**, grantee:

(Whenever 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, trusts and trustees)

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:

See legal description attached hereto as Exhibit "A" and marked (AS) for identification and by this reference made a part hereof and incorporated herein.

A portion of Parcel Identification Number: 0169-07-0017

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 2015**.

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:

Charles Palmer
Witness Name: CHARLES S PALMER
WITNESS AS TO BOTH

Michael Avic
Witness Name: Michael Avic
WITNESS AS TO BOTH

Joseph A. Tocco
Joseph A. Tocco

Shirley Tocco
Shirley Tocco

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 1st day of March, 2016 by Joseph A. Tocco, a married man, joined by his spouse, Shirley Tocco, who is personally known to me or have produced their Florida driver's licenses as identification.

[Notary Seal]

Richard D. Saba
Notary Public

Printed Name: RICHARD D. SABA

My Commission Expires: 12/16/16

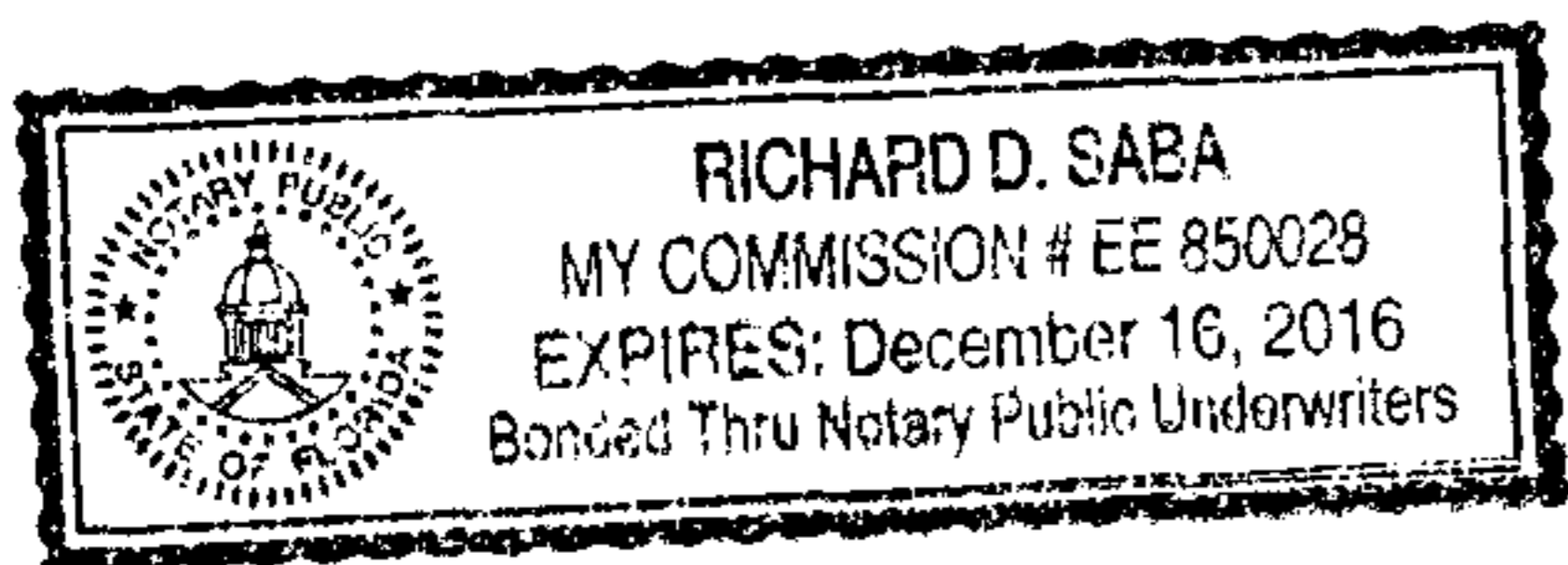


EXHIBIT "A"

Attached to Warranty Deed and marked (CPS) for identification.

PARCEL 320

Begin at a point on the Shore of the Gulf of Mexico, 2200 feet Southeasterly from the North line of Section 35, Township 38 South, Range 18 East, Sarasota County, Florida, measured along Gulf; thence Southeasterly along Gulf 1600 feet; thence East and parallel with the North line of said Section 35, 337 feet more or less to the centerline of County Road for the Point of Beginning; thence Northwesterly along said centerline 49.79 feet to a point on a line that is parallel with and 3750 feet from (measured along Gulf) the North line of said Section 35; thence East and parallel with the North line of said Section 35, 132 feet more or less to the waters of Little Sarasota Bay; thence Southeasterly, Westerly and Southerly along said waters to a point on line which lies due East and 4.96 feet South of the Point of Beginning; thence West along said line to the centerline of aforesaid County Road; thence North $13^{\circ}40'00''$ W along said centerline a distance of 4.96 feet to the Point of Beginning.