

Prepared by and return to:

Richard D Saba

Attorney at Law

✓ **Richard D. Saba, P.A.**

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File Number: **Dubs.320CKR**

Consideration Paid: \$310,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016025395 3 PG(S)
March 02, 2016 04:26:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,170.00



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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 **(A)** 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 Spamer

Witness Name: CHARLES SPAMER
WITNESS AS TO BOTH

Michael Holt

Witness Name: Michael Holt
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

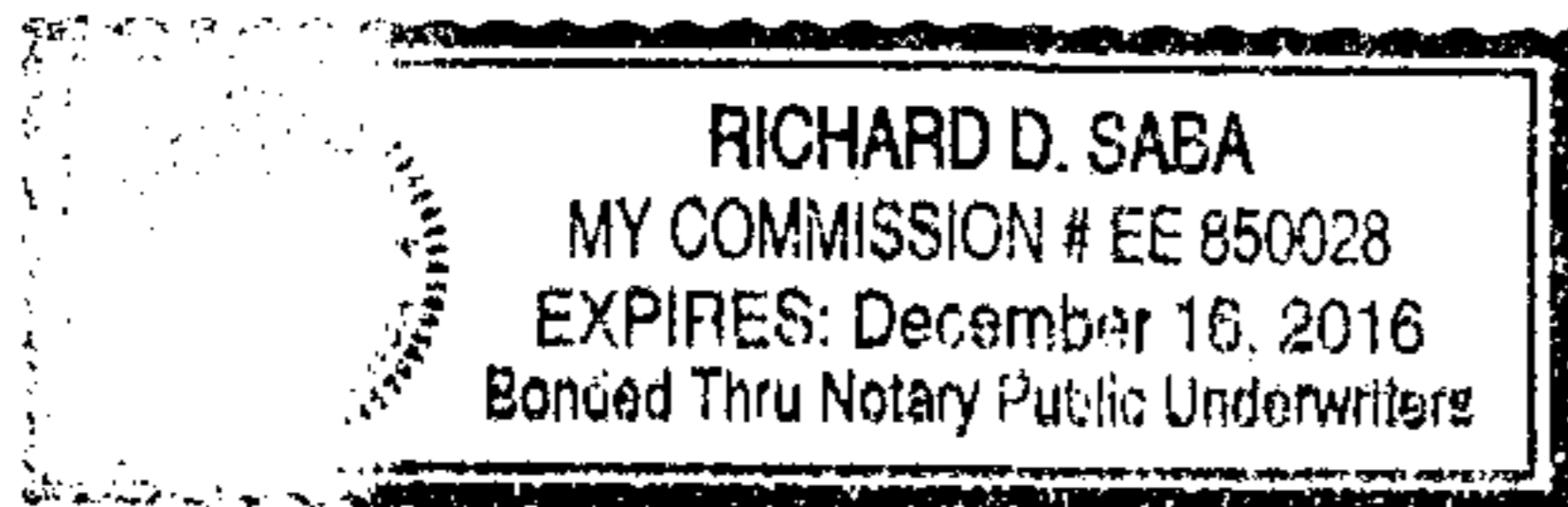


EXHIBIT "A"

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

PARCEL 328

All that part of the following described property, lying East of the center of the County Road (30 feet right-of-way) to-wit: 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, measured along the Gulf; thence Southeasterly along the Gulf of Mexico, 1500 feet to the Point of Beginning; thence continue along the Gulf of Mexico, 50 feet; thence East and parallel with North line of said Section 35, to the waters of Little Sarasota Bay; thence Northwesterly along the waters of Little Sarasota Bay to point due East of the Point of Beginning; thence West and parallel with the North line of said Section 35 to the Point of Beginning, lying and being in Sarasota County, Florida.