

PREPARED BY AND RETURN TO:
ROBERT D. SCHWARTZ, P.A.
2240 Woolbright Road, Suite 411
Boynton Beach, Florida 33426
Telephone (561) 736-3440
Property Identification No.
1122088105

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016032731 1 PG(S)
March 18, 2016 02:52:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



WARRANTY DEED

THIS WARRANTY DEED, executed this 4th day of March, 2016, by BERNARD C. SCHIEFER, a single man, Grantor, to BERNARD C. SCHIEFER, as Trustee of the BERNARD C. SCHIEFER Revocable Trust under Agreement dated March 4, 2016 with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 4449 E. Price Boulevard, North Port, Florida 34288, Grantee,

WITNESSETH, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Lot 5, Block 881, 16th Addition to PORT CHARLOTTE SUBDIVISION, A Subdivision according to the Plat thereof, as recorded in Plat Book 13, Page 15, 15A thru 15H, of the Public Records of Sarasota County, Florida.

NOTE TO PROPERTY APPRAISER:

The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to a homestead exemption pursuant to the provisions of Florida Statute 196.041(2).

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

TOGETHER with all 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; 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 in the current year.

This Deed has been prepared without the benefit of title examination.

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:

Wilma Mesaros
(first witness signature)

Bernard C. Schiefer
BERNARD C. SCHIEFER

Wilma MESAROS
(first witness print name)

Angela Borysenko
(second witness signature)

ANGELA BORYSENKO
(second witness print name)

State of Florida
County of Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared BERNARD C. SCHIEFER, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of March, 2016.

My commission expires:

Brandon Knox Hilliard
NOTARY PUBLIC

