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Prepared by and return to:

J. Kevin Drake  
J. Kevin Drake, P.A.  
1432 First Street  
Sarasota, FL 34236  
941-954-7750  
File Number: 5101-001

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016054470 2 PG(S)  
May 03, 2016 04:01:22 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$4,200.00



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## Warranty Deed

**This Warranty Deed** made this 2nd day of May, 2016 between Melissa S. Littlewood, a single woman whose post office address is 8918 Bloomfield Blvd., Sarasota, FL 34238, grantor, and Dariusz Krzypkowski as Trustee(s) of the Jadwiga Krzypkowski Revocable Trust under agreement dated March 24, 2008 whose post office address is 8327 Barton Farms Blvd., Sarasota, FL 34240, 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:

Lot 8, Block A, CORAL COVE, Unit 3, according to the map or plat thereof recorded in Plat Book 9, Page 100, Public Records of Sarasota County, Florida. LESS State Road right-of-way.

Parcel Identification Number: 0111130022

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:

Witness Name: John J. Shea

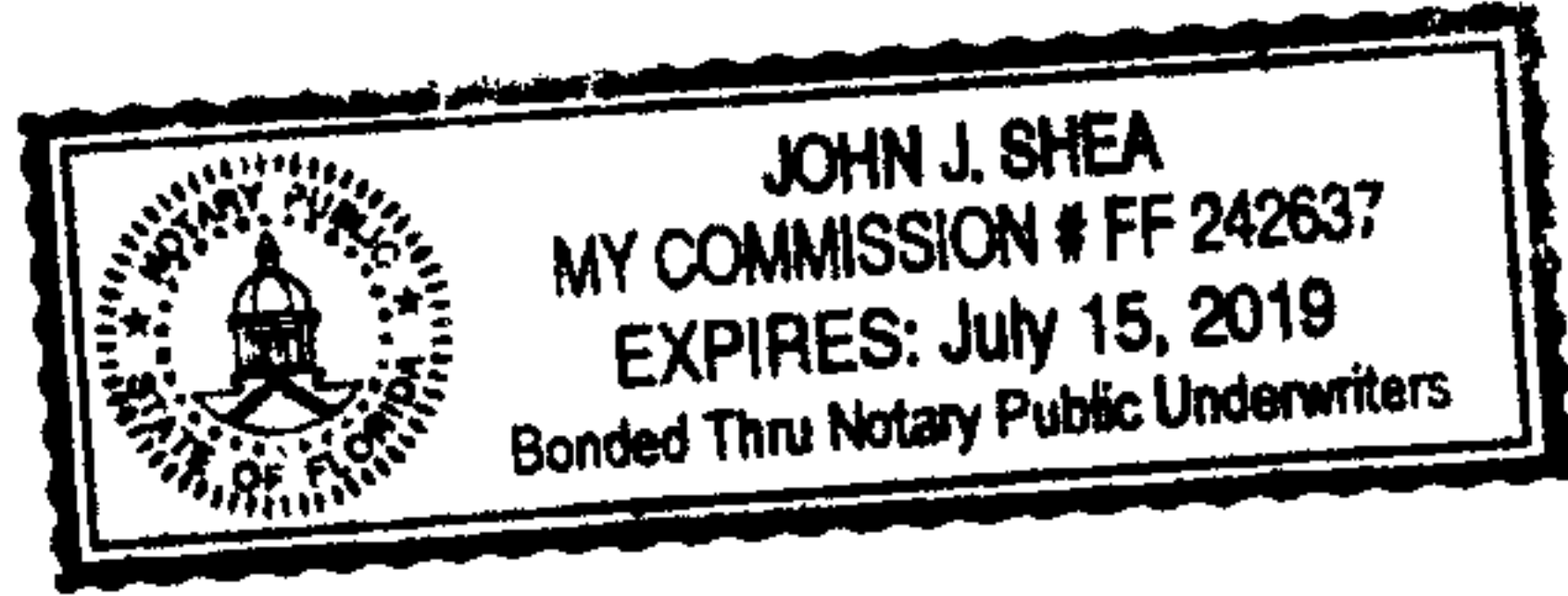
Witness Name: Jerry Thames

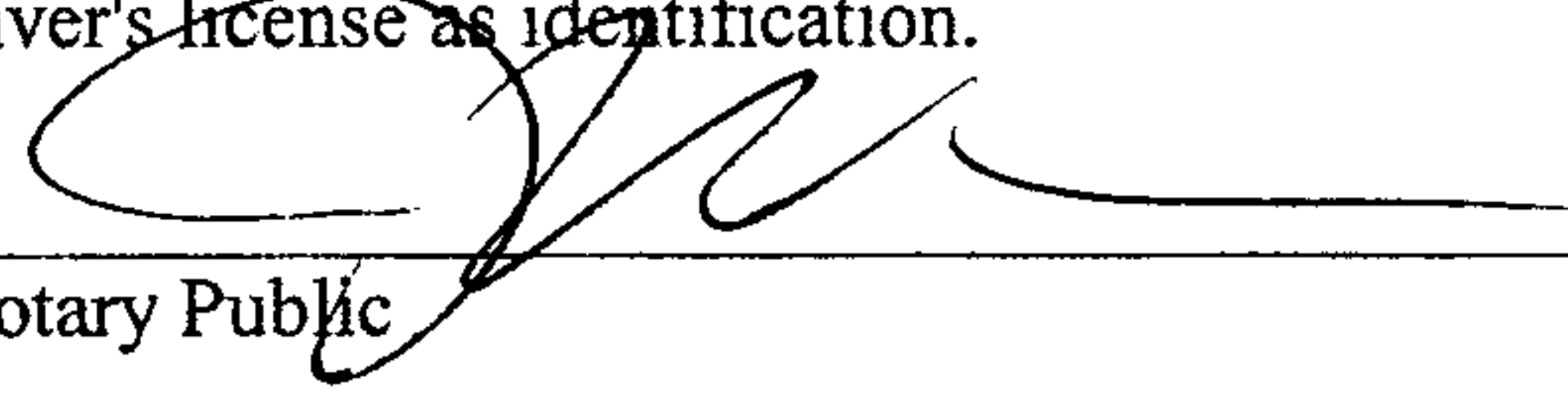
Melissa S. Littlewood

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2016 by Melissa S. Littlewood, who [] is personally known or [] has produced a driver's license as identification.

[Notary Seal]



  
\_\_\_\_\_  
Notary Public

Printed Name: John J. Shea

My Commission Expires: \_\_\_\_\_