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INSTRUMENT # 2016106863 3 PG(S)
August 29, 2016 08:50:32 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



This Instrument Prepared by:
Gregory C. Roberts, Esquire
KLINGBEIL & ROBERTS, P.A.
341 Venice Avenue West
Venice, Florida 34285

Doc Stamp-Deed: \$0.70

THIS INSTRUMENT WAS PREPARED
WITHOUT EXAMINATION OF TITLE

WARRANTY DEED

THIS INDENTURE, made this 24 day of August, 2016, by and between **ROBERT D. KRAMER**, a single man, whose post office address is 355 W. Venice Avenue, Venice, Florida 34285 hereinafter referred to as Grantor, and **ROBERT D. KRAMER, as Trustee of the Robert D. Kramer Revocable Living Trust dated May 11, 2000, as restated**, whose address is 355 W. Venice Avenue, Venice, Florida 34285, hereinafter referred to as Trustee.

WITNESSETH, Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), does hereby grant, bargain, sell and convey to Trustee, the following described property situated in Sarasota County, Florida, to-wit:

PARCEL 1

Lots 20 and 21, Block 86, VENEZIA PARK SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, Page 168, of the Public Records of Sarasota County, Florida.

Property Tax Account No.: 0408140001.

PARCEL 2

From an iron pipe at the center of Section 24, Township 40 South, Range 19 East, Sarasota County, Florida, run thence S 00 degrees 31'06" W, 755.17 feet along the Quarter Section Line, to the Westerly right of way line of State Road No. 775 (a 100.00 foot R/W) for a Point of Beginning; thence S 37 degrees 50'34" E, 1662.44 feet, along said Westerly right of way of State Road No. 775; thence N 88 degrees 45'07" W, 1031.82 feet to the said Quarter Section Line; thence N 00 degrees 31'06" E, 1290.40 feet along said Quarter Section Line to the Point of Beginning.

LESS those lands conveyed to the State of Florida Department of Transportation by deed recorded in O. R. Book 2747, Page 1867, of the Public Records of Sarasota County, Florida.

Property Tax Account No. 0495070001

Subject to restrictions, reservations, mortgages and easements of record and subject to taxes for the year 2016 and thereafter.

The Grantor herein represents that he does not reside on either of the above-described properties, nor on any contiguous property and that said properties do not constitute the homestead of the Grantor or his spouse or family.

TOGETHER with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:

a. To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

b. To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

c. To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, to give consent and make contracts relating to said real estate or its use and to release or deed any interest in said real estate;

d. To borrow money, and to mortgage, pledge or encumber any or all of the said real estate, to secure payment thereof;

e. To manage, control, operate and dispose of said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

2. Rights of ownership over the above-described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located. In the event Robert D. Kramer cannot continue to serve as Trustee, Caldwell Trust Company shall serve as Trustee.

3. The Grantor recites that this conveyance is made in conformance with the provisions of Florida Statutes Section 689.073.

4. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this instrument.

GRANTOR COVENANTS with Trustee that Grantor is lawfully seized of said property in fee simple and that said property is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

This Deed is exempt from the documentary stamp tax pursuant to Rule 12B-4.013(32), FAC, because there is no change in the beneficial ownership of the subject property.

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 the homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 24 day of August, 2016.

Witnesses:

Sign Carolyn L. Rusin
Print Carolyn L. Rusin

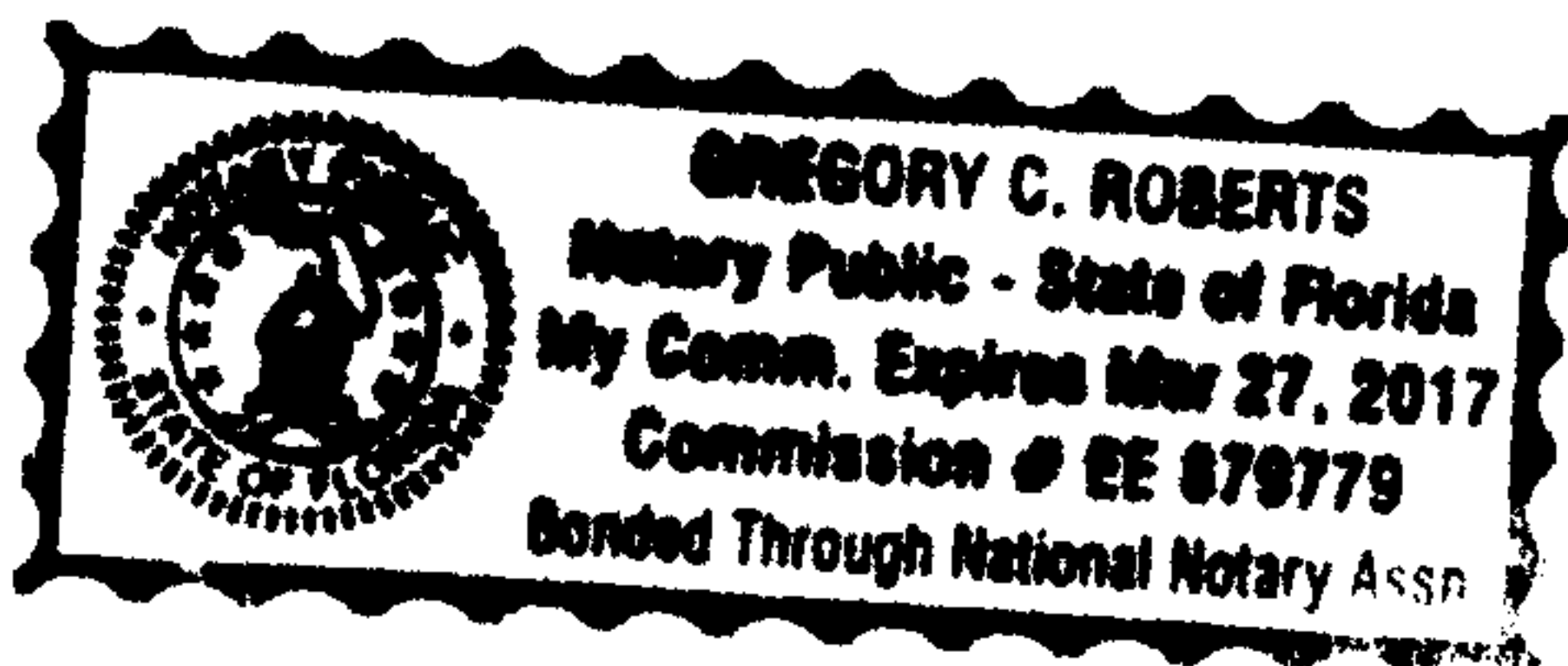
Robert D. Kramer
ROBERT D. KRAMER

Sign Nan Briley
Print Nan Briley

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 24 day of August, 2016, by **ROBERT D. KRAMER**, a single man, who is personally known to me or has produced _____ as identification.

(SEAL)



NOTARY PUBLIC

Sign Gregory C. Roberts
Print Gregory C. Roberts

My Commission Expires:

Nan\Kramerdeed1