

RETURN TO 11973-2
NORTON, HAMMERSLEY, LOPEZ
& SKOKOS, P.A.

37.00
1672.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016123849 3 PG(S)
October 04, 2016 05:02:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$1,645.00



This Instrument Prepared by:
MICHAEL P. INFANTI, ESQ.
NORTON, HAMMERSLEY, LOPEZ
& SKOKOS, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236
Recording Costs: \$27.00
Doc Stamps: \$1,645.00

WARRANTY DEED

This Warranty Deed is made this 3rd day of October, 2016, by **James E. Toale, a married man**, hereinafter referred to as "Grantor," to **Toale Brothers, Inc., a Florida corporation**, whose post office address is 40 N. Orange Avenue, Sarasota, FL 34236, hereinafter referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, its successors and assigns forever, **all of the Grantor's undivided 1/18th interest in and to** the following described real property in Sarasota County, Florida:

Lots 1, 2, 3 and 4, less the South 26.5 feet thereof, together with the West 1/2 of the adjacent vacated alley; of the George W. Blackburn Subdivision of Lot 2, Block I, Plat of Sarasota, according to Plat thereof recorded in Plat Book A, Page 73, Public Records of Sarasota County, Florida.

AND

Lot 17, SOUTH RETREAT Subdivision, as per plat thereof recorded in Plat Book 10 Page 37, of the Public Records of Sarasota County, Florida.

Lots 18 and 19, SOUTH RETREAT Subdivision, as per plat thereof recorded in Plat Book 10 Page 37, of the Public Records of Sarasota County, Florida.

That part of the North 1/2 of the South 1/2 of SE 1/4 of SE 1/4 and that part of the North 1/2 of the South 1/2 of SW 1/4 of SE 1/4 of Section 17, Township 37 South, Range 18 East, lying East of Tamiami Trail, described as follows: Begin at a point where the North line of SE 1/4 of SW 1/4 of SE 1/4 of Section 17, Township 37 South, Range 18 East, intersects the Easterly line of Tamiami Trail (said Easterly line being 33' from the center of pavement); thence continue S 38°13' E along said Easterly line of Tamiami Trail, 252.78 feet for a point

of beginning; thence continue S 38°13' E, along said Trail, 175.32 feet to a concrete monument on the South line of North 1/2 of South 1/2 of SE 1/4 of SE 1/4 of Section 17; thence East along South line of said North 1/2 of South 1/2 of SE 1/4 of SE 1/4, 150 feet; thence N 0°57' E, 136.2 feet to a point (said point being 196.2 feet South of the North line of South 1/2 of said SE 1/4 of SE 1/4); thence N 89°03' W and parallel to North line of South 1/2 of said SE 1/4 of SE 1/4, 260.7 feet to the Point of Beginning; Less therefrom right of way for new Tamiami Trail.

The Data Processing Numbers of the above described real properties are: 2027020019, 0104160010 and 0104160012.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

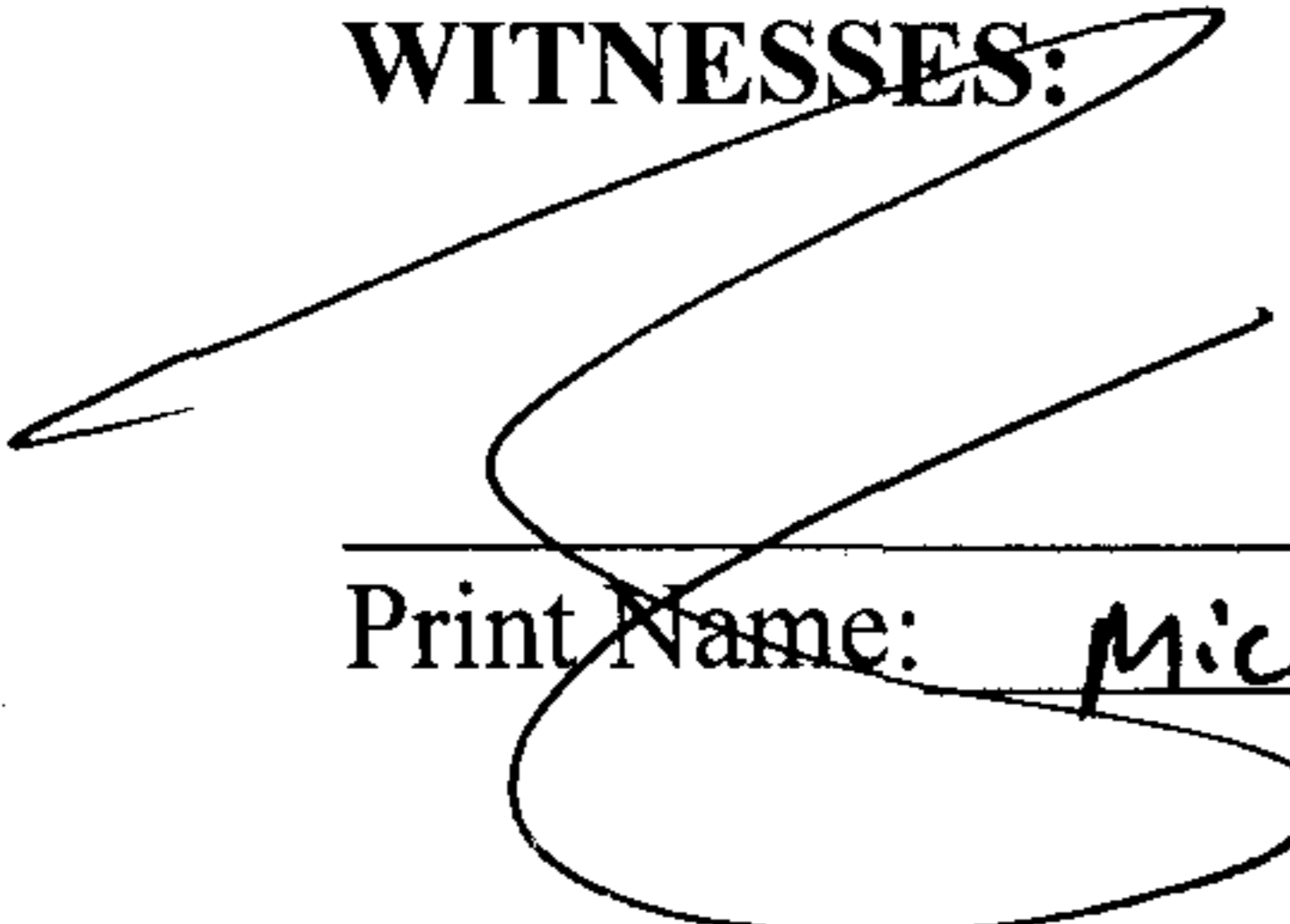
Subject to real property taxes for the current year and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

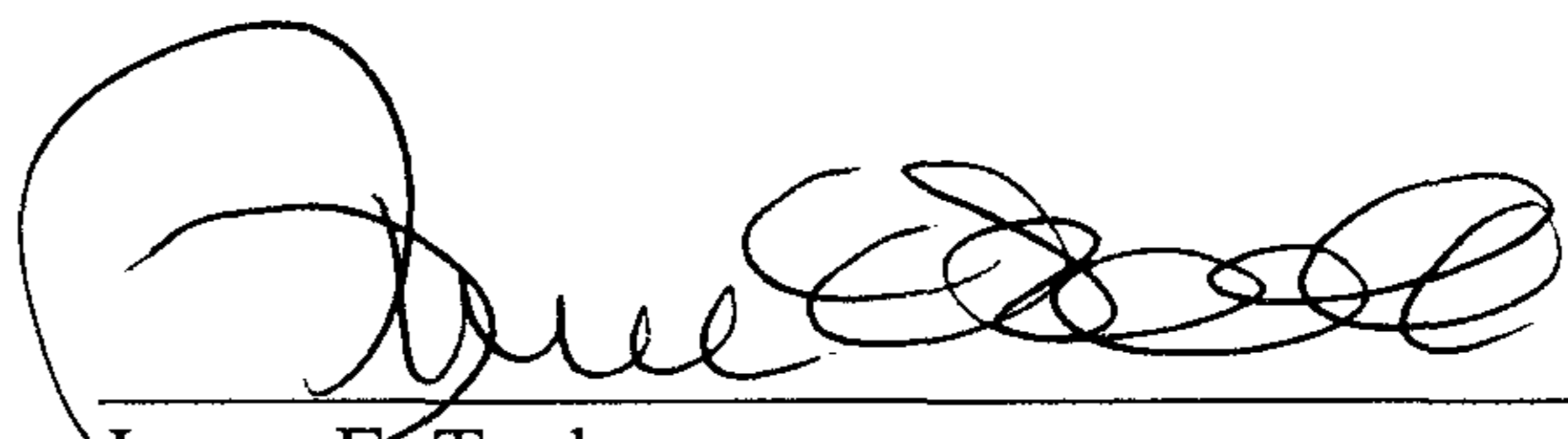
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:



Print Name: Michael Infant



James E. Toale


Address: 4463 Oak View Drive
Sarasota, FL 34232



Print Name: GINA M. BLAIR

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 3rd day of October, 2016, by James E. Toale.

Notary Public: 
Print Name: _____
My Commission Expires: GINA M. BLAIR

Personally Known _____ (OR) Produced Identification ✓
Type of identification produced Florida Driv. Lic

