

Doc Stamp-Deed: \$26,653.20



*Doc 418 to*  
*Doc Stamp-Deed: \$26,653.20*

Prepared by and return to:

Stephen K. Boone  
Attorney at Law  
Boone, Boone, Boone & Koda, P.A.  
1001 Avenida Del Circo  
Venice, FL 34285  
941-488-6716  
File Number: B12-15742 Will  
Call No.:

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## Warranty Deed

This Warranty Deed made this 9<sup>th</sup> day of February, 2017 between Richard M. Walters, Individually and as Trustee of the Richard M. Walters Trust Agreement dated June 8, 1999 whose post office address is 441 Yacht Harbor Drive, Osprey, FL 34229, grantor, and The Parking Company, a Florida corporation whose post office address is 2831 Ringling Blvd., #210-D, Sarasota, FL 34237, 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:

A parcel of land lying within Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, said parcel of land being more particularly described as follows:

From the intersection of the center line of the right of way of Seaboard Coastline Railroad and the center line of U.S. Highway 41, By Pass, bear North 35° 48' 50" West, along said center line of U.S. Highway 41, By Pass, a distance of 968.94 feet; thence North 54° 11' 10" East, a distance of 53.00 feet to Northeasterly right of way line of said Highway 41, By Pass, and to the Point of Beginning. Thence North 35° 48' 50" West, along said Northeasterly right of way line, a distance of 102.00 feet; thence North 54° 11' 10" East, a distance of 300.00 feet; thence South 35° 48' 50" East, a distance of 400.00 feet; thence South 54° 11' 10" West, a distance of 300.00 feet to the said Northeasterly right of way line of U.S Highway 41 By Pass; thence North 35° 48' 50" West, along said Northeasterly right of way line, a distance of 298.00 feet to the Point of Beginning.

Parcel Identification Number: 0428-03-0003

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

**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, 2016**.

**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:

*Stuart S. Boone*

Witness Name: Stuart S. Boone

*Stephen K. Boone*

Witness Name: Stephen K. Boone

*Richard M. Walters*

Richard M. Walters, Individually and as Trustee of the  
Richard M. Walters Trust Agreement dated June 8, 1999

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 9 day of February, 2017 by Richard M. Walters, Individually and as Trustee of the Richard M. Walters Trust Agreement dated June 8, 1999, who [] is personally known or [] has produced a driver's license as identification.

*Stuart S. Boone*

[Notary Seal]

Notary Public

Printed Name: Stuart S. Boone

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

