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3/31/2017 3:26 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2094991

Prepared By and Return To:
Michael T. Hankin, Esq.
Hankin & Hankin
100 Wallace Avenue, Suite 100
Sarasota, Florida 34237
Parcel ID: 0006130015 and 0006130018
Sales Price: $200,000.00

Doc Stamp-Deed: $1,400.00

WARRANTY DEED

THIS WARRANTY DEED dated March 31, 2017 by W. HOWARD ROOKS, whose post office address is 246 Morningside Drive, Sarasota, Florida 34236, hereinafter called the GRANTOR, to the TOWN OF LONGBOAT KEY, whose post office address is 501 Bay Isles Road, Longboat Key, Florida 34228, hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

Lot 3, Bay Isles Unit 12, according to the plat thereof as recorded in Plat Book 47, Page 50, of the Public Records of Sarasota County, Florida.

and

Tract A, Bay Isles Unit 12, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 50, of the Public Records of Sarasota County, Florida.

The above described property does not constitute the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor, nor any member of the household of Grantor resides thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2017 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 except as above noted, 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.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Print Name: Susan M Phillips

Print Name: Trish Granger

CAVALIER INVESTMENTS I, INC., a Virginia corporation

BY: _____
W. HOWARD ROOKS, President

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 31st day of March, 2017, by W. HOWARD ROOKS, as President of CAVALIER INVESTMENTS I, INC., a Virginia corporation, who is personally known to me: ___ or who has produced a driver's license as identification: ___.

(NOTARY SEAL)

SUSAN M PHILLIPS
Notary Public - State of Florida
My Commission Expires Nov 16, 2018
Commission # FF 145430
Bonded By National Notary Assn.

_____
(Type, Print, or Stamp Name)

I am a Notary Public in and for the State of Florida and my commission expires: 11-16-18.