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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



After Recording Return to:

✓ Michael Hric, P.A.
1800 2nd Street, Suite 920
Sarasota, Florida 34236

PARCEL ID#: 2020120023

WARRANTY DEED

THIS INDENTURE is made this 11th day of July, 2017, by and between **ROBERT P. MCKELVEY, a single person**, whose post office address is 2847 Riverside Drive, Sarasota, Florida 34234-7457 (hereinafter referred to as "Grantor"), and **ROBERT P. MCKELVEY, as Trustee of The Revocable Trust Agreement of Robert P. McKelvey Dated July 11, 2017** and (hereinafter referred to as "Trustee" or "Grantee"), whose address is 2847 Riverside Drive, Sarasota, Florida 34234-7457.

WITNESSETH, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the Trustee the Grantor's entire right, title to the following described property, situated in Sarasota County, Florida, to wit:

Lot 26, Block "A", RIVERSIDE PARK SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 13, Public Records of Sarasota County, Florida:

EXCEPT: From the Northwest corner of said Lot run Easterly along the Northerly line of said Lot 26, 110 feet to an iron pipe; thence at an angle of 84 deg. 15' to the right run 120.4 feet to an iron pipe at the Southwest corner of a garage; thence Northwesterly along the Southwesterly line of said Lot 26, 171 feet to a point of beginning as per plat thereof recorded in 21st Book 1, Page 13, Public Records of Sarasota County, Florida.

Subject to real estate taxes, and assessments for the current year and subsequent years, all valid restrictions, mortgages, reservations, limitation and easements of record, if any, zoning, ordinances and/or restrictions, and all applicable governmental regulations.

NOTE TO PROPERTY APPRAISER

NANCY C. MCKELVEY died on February 10, 2017.

The Grantee, as Trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber and to otherwise manage and dispose of said real property pursuant to F. S. 689.071.

TOGETHER with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto belonging or in any way appertaining.

NO TITLE EXAMINATION HAS BEEN MADE BY THE DOCUMENT PREPARER IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT. SAID DOCUMENT PREPARER MAKES NO REPRESENTATIONS REGARDING THE ACCURACY OF SAID LEGAL DESCRIPTION OR THE VALIDITY OF TITLE.

AND GRANTOR HEREBY covenants with Trustee that Grantor is lawfully seized of said property in fee simple and it 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; and 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.


IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


Name Written – (1st Witness)

Michael Hill
Name Printed – (1st Witness)

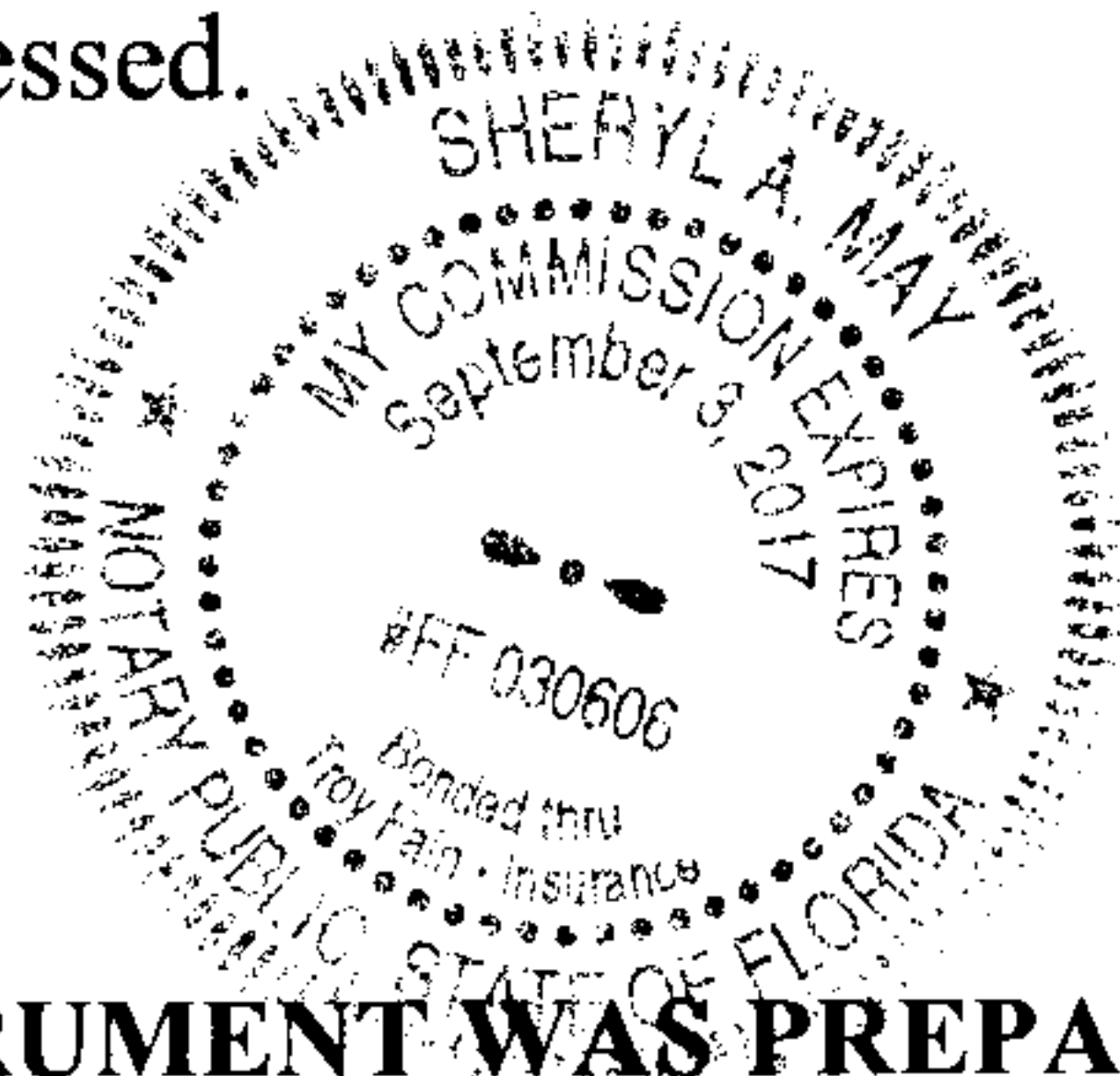

ROBERT P. MCKELVEY


Name Written – (2nd Witness)

Sherry A. May
Name Printed – (2nd Witness)

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this 11th day of July, 2017, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared ROBERT P. MCKELVEY, [☒] to me personally known to be the person, or [☐] who produced _____ as identification, described in and who executed the foregoing Warranty Deed Into Trust and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.



**THIS INSTRUMENT WAS PREPARED
WITHOUT TITLE EXAMINATION BY:
Michael Hric, P.A.
1800 2nd Street, Suite 920
Sarasota, Florida 34236**

Sheryla A. May
NOTARY PUBLIC
Name Printed: Sheryla A. May
My Commission Expires: 9/3/2017
My Commission Number: FF030606