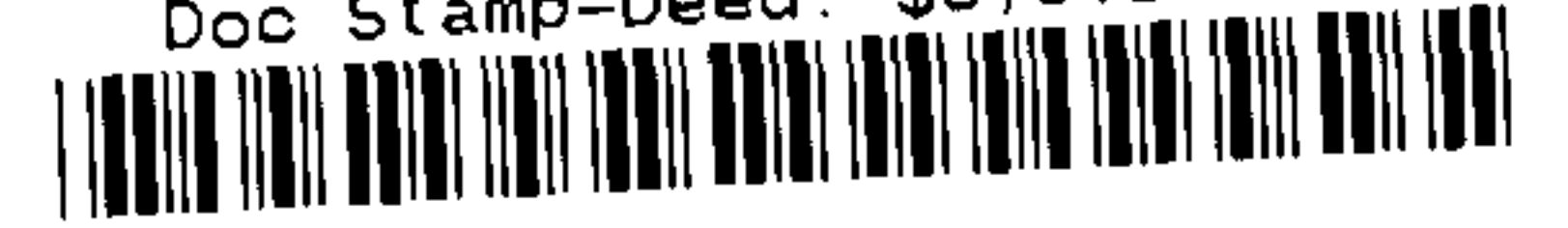


Doc Stamp-Deed: \$3,010.00



Prepared by and return to:
GREGORY C. ROBERTS
Attorney at Law
Klingbeil & Roberts, P.A.
341 Venice Avenue West
Venice, FL 34285
941-485-2900
File Number: 17-0172
Will Call No.:

Parcel Identification No. 0408090010

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 12 day of July, 2017 between HELEN A. PHILLIPS, MARK W. PHILLIPS, MATTHEW N. PHILLIPS, MITCHELL L. PHILLIPS, and MICHAEL A. LEROY, as successor Co-Trustees of the 7 Gordon W. Phillips Declaration of Trust dated July 17, 1991 whose post office address is 1911 Pebble Beach Court, Venice, FL 34293 of the County of Sarasota, State of Florida, grantor*, and 41 BY-PASS PROPERTIES OF VENICE, LLC, a Florida limited liability company whose post office address is 606 Laguna Drive, Venice, FL 34285 of the County of Sarasota, State of Florida, grantee*,

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:

PARCEL A

Lots 15, 16, 17, 18 and 19, and the North 30 feet of Lot 20, Block 208C, Replat of Blocks 206 and 208, EDGEWOOD SECTION OF VENICE, according to the Plat thereof recorded in Plat Book 2, Page 217, Public Records of Sarasota County, Florida, LESS that portion thereof taken by or given to the State of Florida for road right-of-way purposes as more particularly described in the Deeds recorded in Official Records Book 485, Pages 399 and 401, and in Sarasota County Circuit Court Law Case Number 6797, Order of Taking being recorded in Official Records Book 497, Page 345, and Final Judgment being recorded in Official Records Book 523, Page 698, Public Records of Sarasota County, Florida. Also less right-of-way for US 41 Bypass as described in Instrument Number 2014001427, Public Records of Sarasota County, Florida. Being in Section 7, Township 39 South, Range 19 East.

And

PARCEL B

Lots 13 and 14, Block 208C, Replat of Blocks 206 and 208, EDGEWOOD SECTION OF VENICE, according to the Plat thereof recorded in Plat Book 2, Page 217, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is commercial and 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.

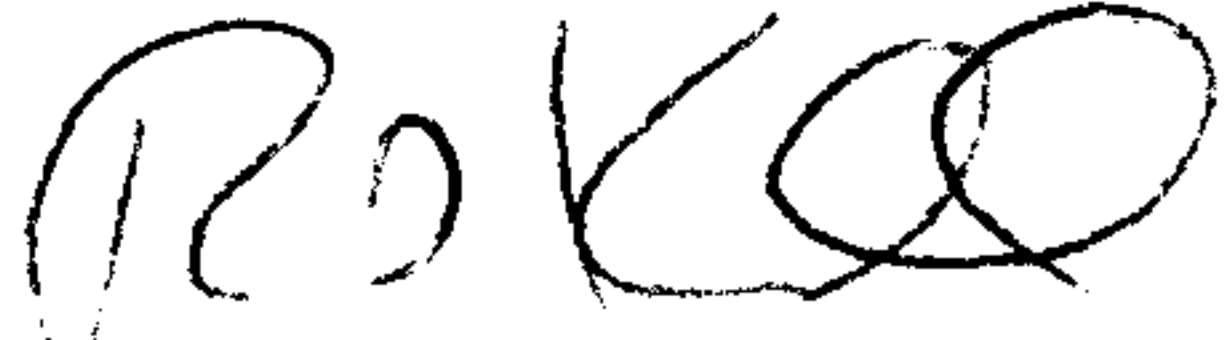
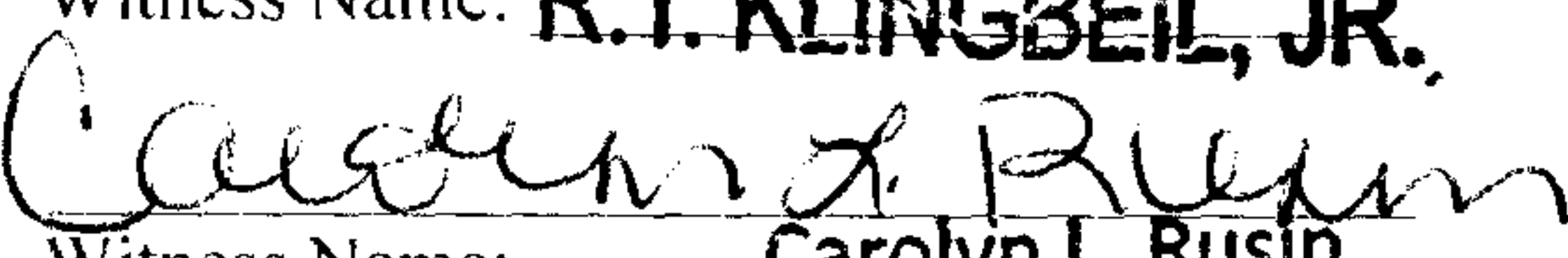
Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


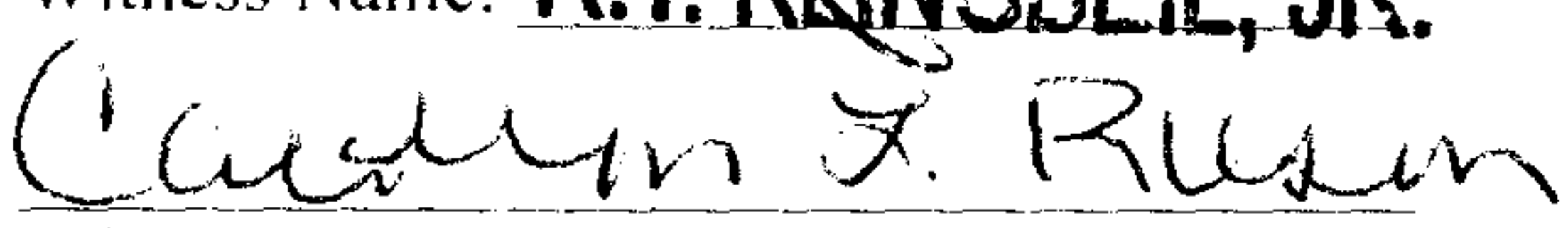
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

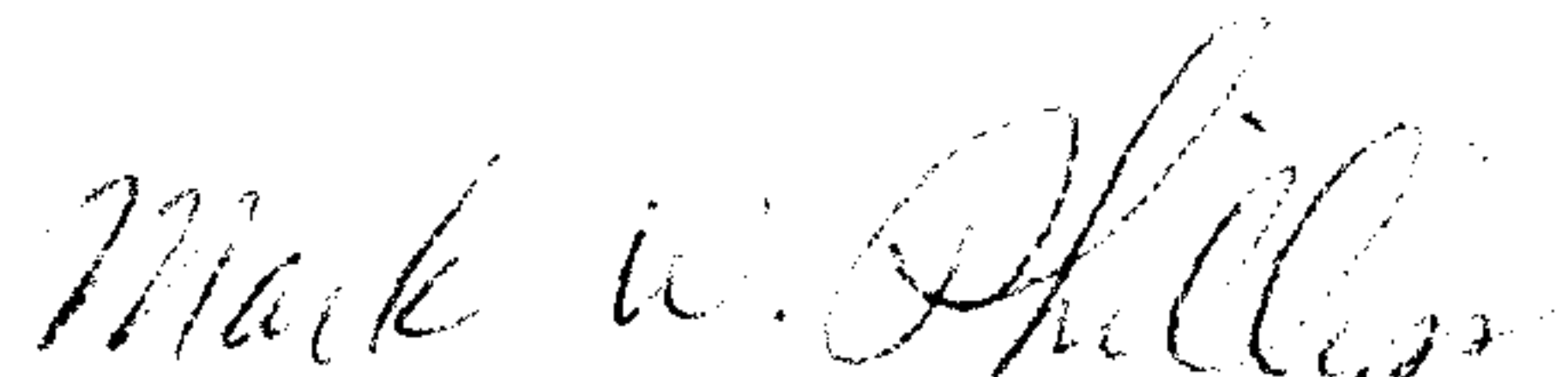
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.


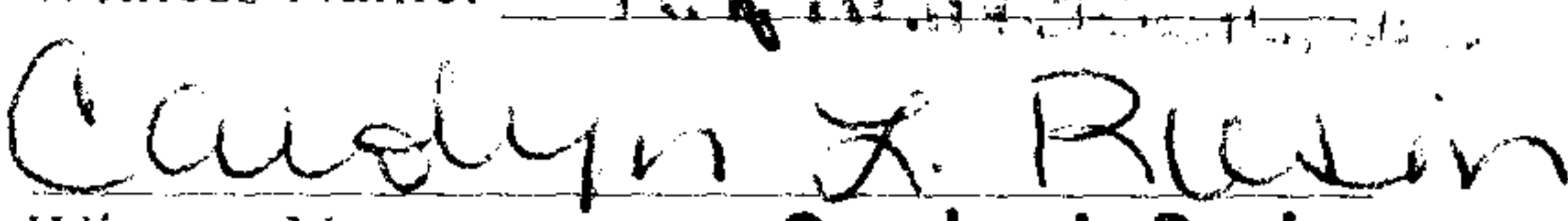
Signed, sealed and delivered in our presence:

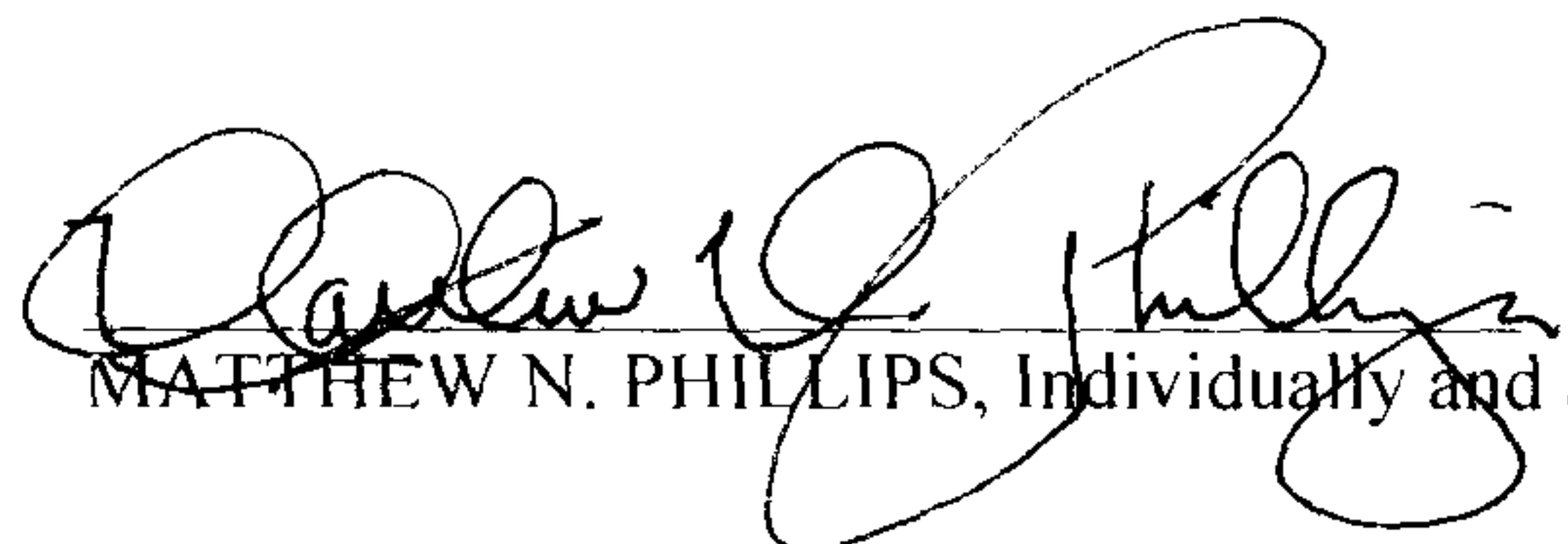

Witness Name: R.T. KLINGBEIL, JR.

Witness Name: Carolyn L. Rusin

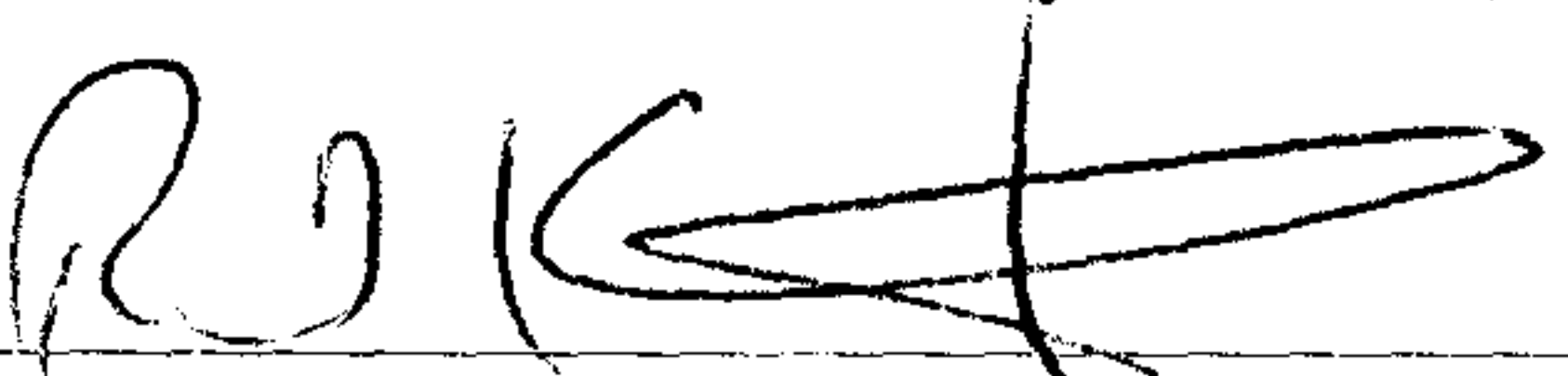
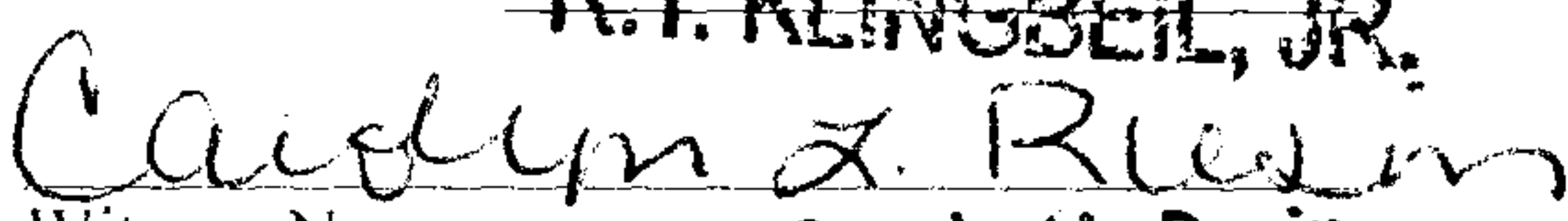

HELEN A. PHILLIPS, Individually and as Trustee

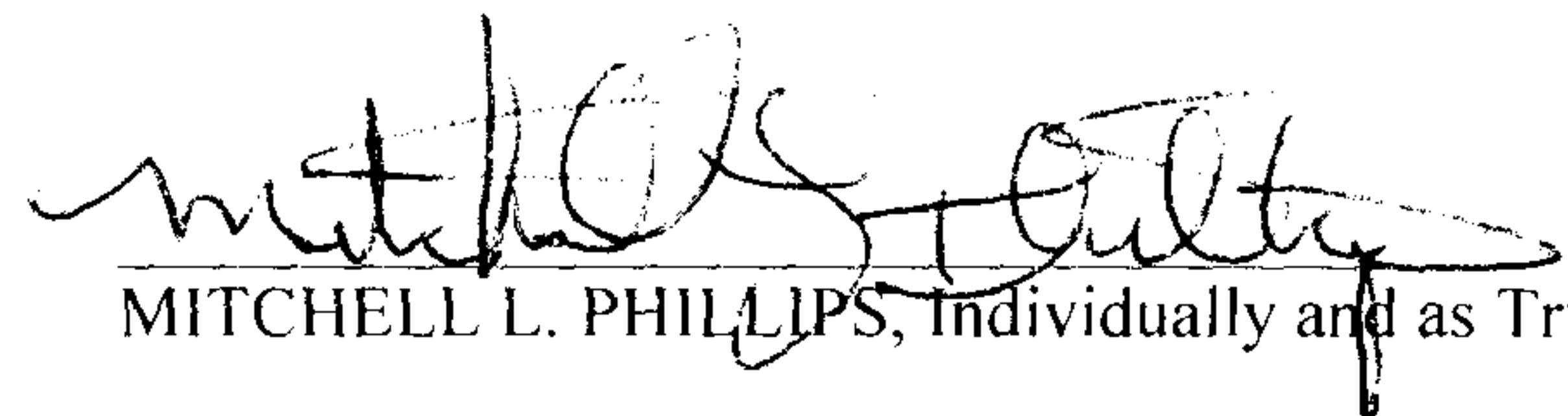

Witness Name: R.T. KLINGBEIL, JR.

Witness Name: Carolyn L. Rusin

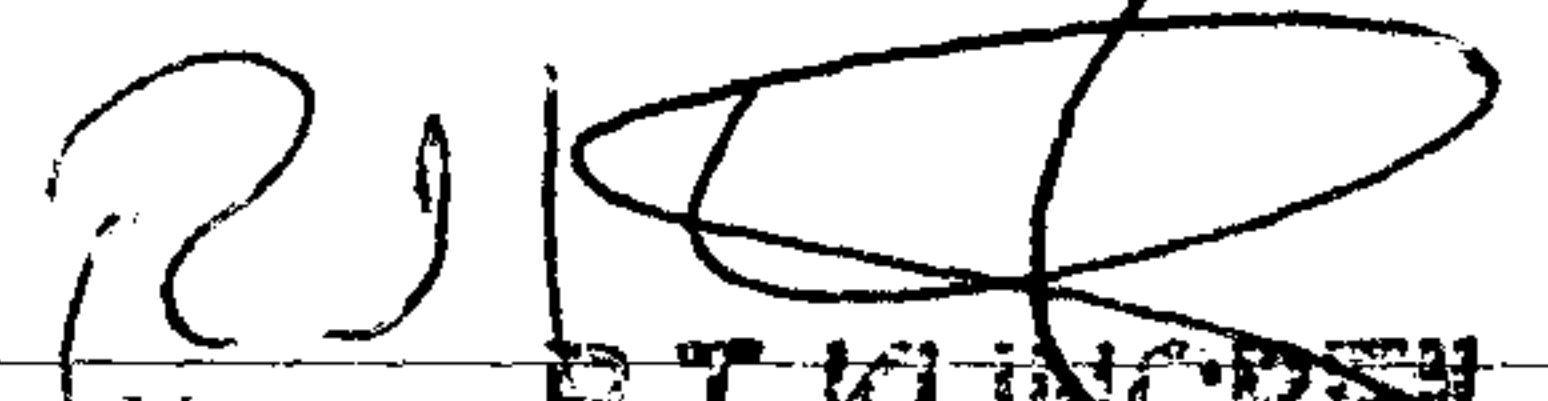
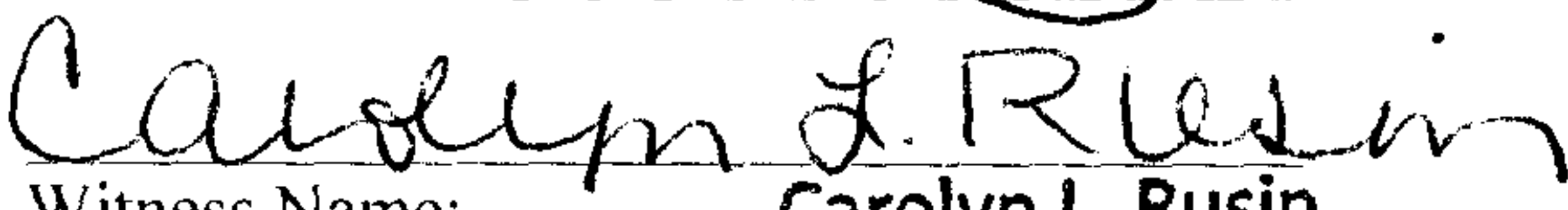

MARK W. PHILLIPS, Individually and as Trustee

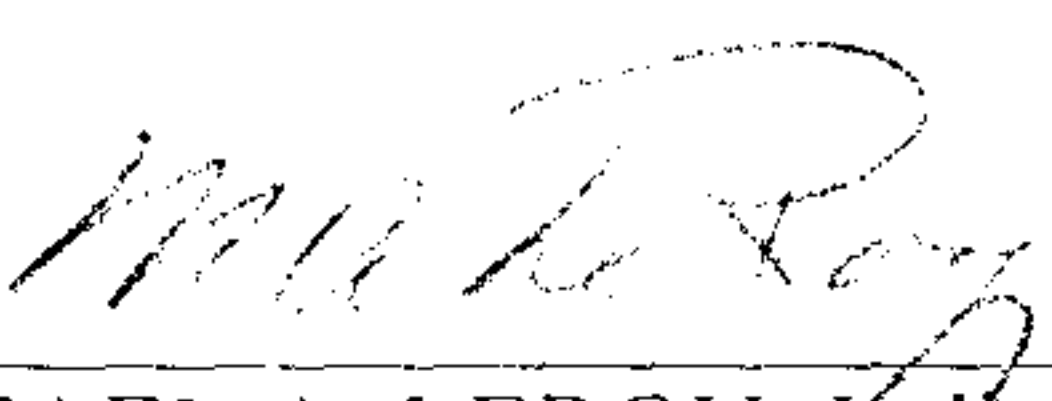

Witness Name: R.T. KLINGBEIL, JR.

Witness Name: Carolyn L. Rusin


MATTHEW N. PHILLIPS, Individually and as Trustee


Witness Name: R.T. KLINGBEIL, JR.

Witness Name: Carolyn L. Rusin


MITCHELL L. PHILLIPS, Individually and as Trustee

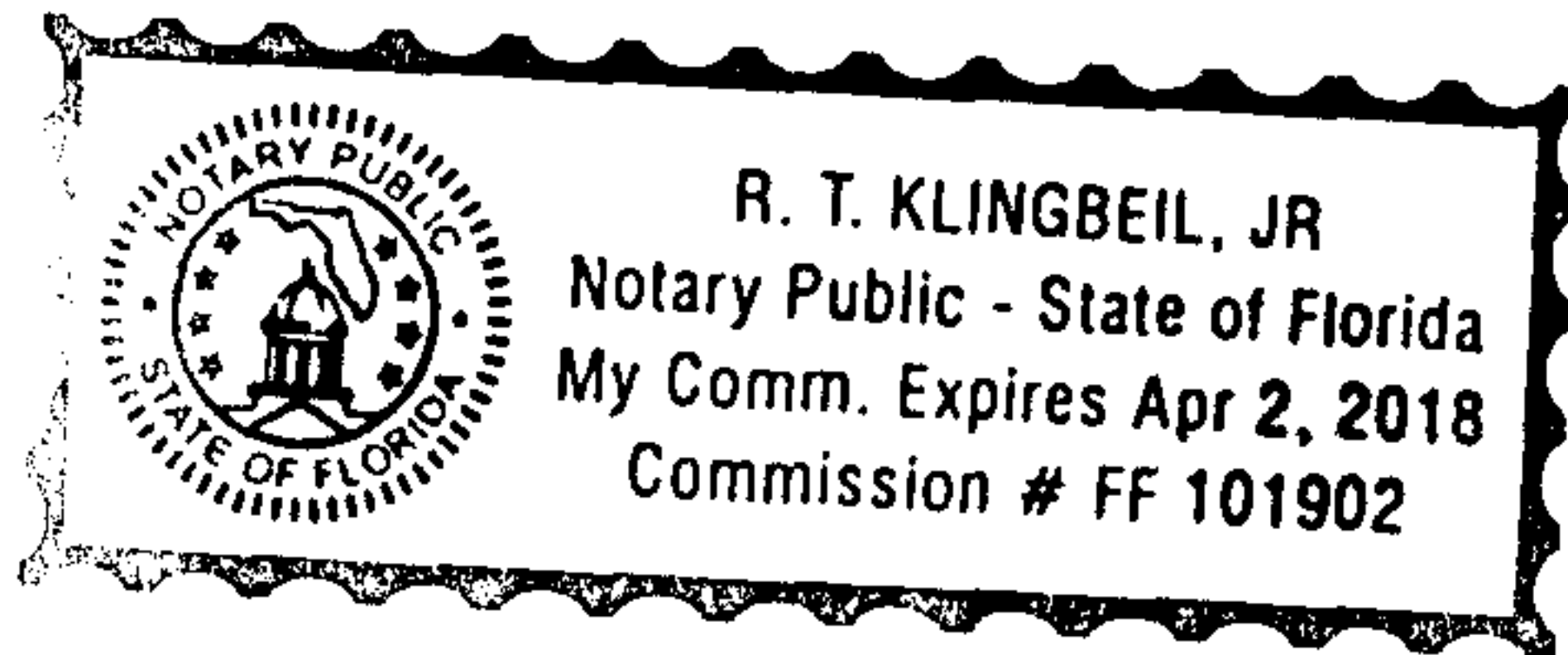

Witness Name: R.T. KLINGBEIL, JR.

Witness Name: Carolyn L. Rusin



MICHAEL A. LEROY, Individually and as Trustee

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 12th day of July, 2017 by HELEN A. PHILLIPS, MARK W. PHILLIPS, MATTHEW N. PHILLIPS, MITCHELL L. PHILLIPS and MICHAEL A. LEROY, as Trustees of the Gordon W. Phillips Declaration of Trust dated July 17, 1991, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name:

R.T. KLINGBEIL, JR.

My Commission Expires:

4/2/2018