

Doc Stamp-Deed: \$5,250.00



Prepared by and return to:

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Attorney at Law

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Sarasota, FL 34236

941-906-1231

File Number: 2017 - Hopkins

Will Call No.:

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## Trustee's Deed

**This Trustee's Deed** made this 17th day of July, 2017 between the Loretta J. Hopkins Revocable Trust dated April 30, 1992, by Christine Lee Moler as Successor Trustee whose post office address is 1267 Starboard Ln, Sarasota, FL 34242, grantor, and Osprey Real Estate LLC whose post office address is 149 1/2 N Tamiami Trail, Osprey, FL 34229, 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 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 grantees heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

**Lots 1, 2, 3, and 4, Block 9 TOGETHER WITH the East 16 feet of vacated Columbia Avenue adjacent thereto, Lot 3 and lot 4, TOGETHER WITH the West 16 feet of vacated Columbia Avenue adjacent thereto, in Block 8, V.A. SAUNDER'S RESUBDIVISION of W.B. WEBB'S SUBDIVISION of the Village of Osprey, according to Plat thereof recorded in Plat Book "A", Page 54, of the Public Records of Sarasota County, Florida, less and except that part taken for road right-of-way purposes in order of taking recorded in Official Records Book 331, Page 683, of the Public Records of Sarasota County, Florida.**

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

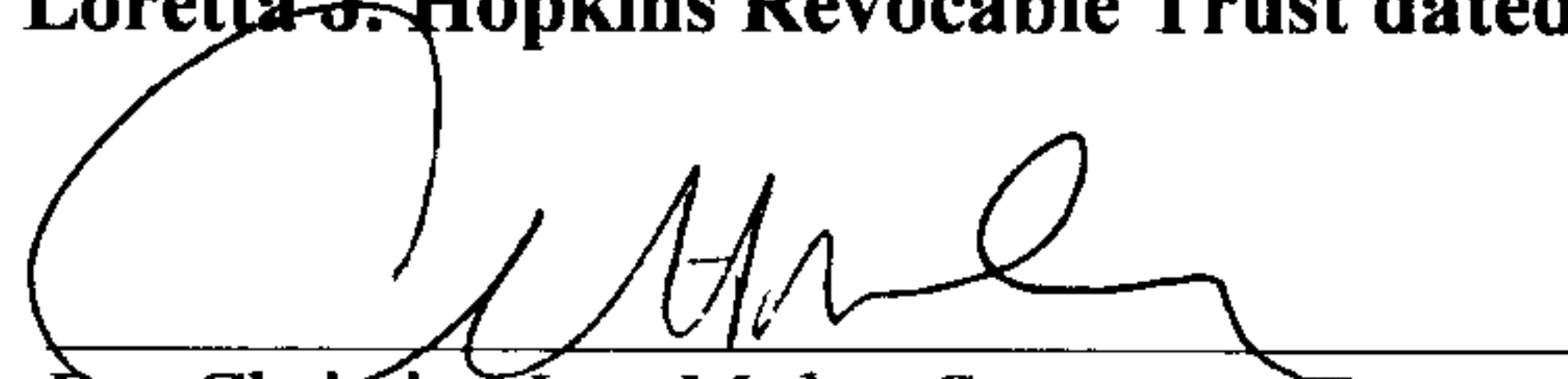
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

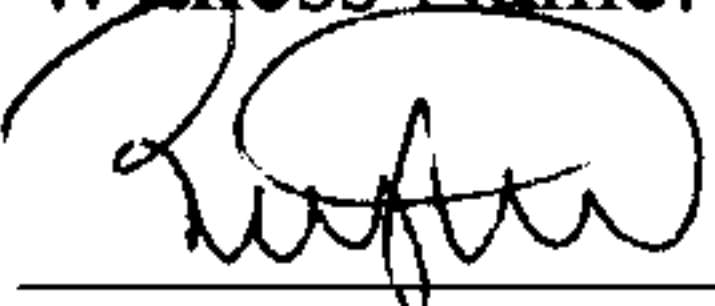
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**Loretta J. Hopkins Revocable Trust dated April 30, 1992**

  
Witness Name: Fredric C. Jansky

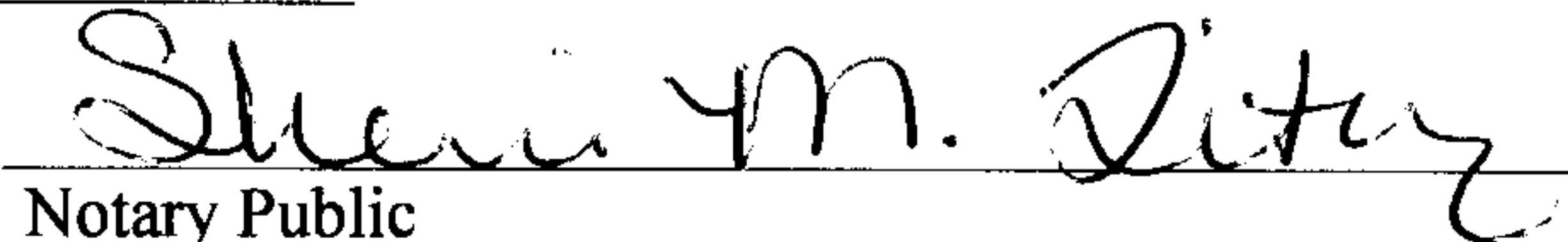
  
By: Christine Lee Moler, Successor Trustee

  
Witness Name: Brent Dykstra

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 17 day of July, 2017 by Christine Lee Moler, Trustee, who  is personally known or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

  
Notary Public

Printed Name: Sherri M. Fritz

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

