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Prepared by and Return to:
✓ Christopher A. Likens, Esquire
1800 Second Street – Suite 971
Sarasota, FL 34236
(without title examination)

RECORDED IN OFFICIAL RECORDS
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October 23, 2017 10:07:04 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



Tax I.D. # 0057080033

WARRANTY DEED

This Indenture, made this 11th day of October, 2016, between **ROBERT M. MATALA, a single man, Grantor**, and **ROBERT N. MATALA, as Trustee of the Robert N. Matala Trust under agreement dated September 27, 2017, Grantee**, whose mailing address is 3100 Regatta Circle, Sarasota, FL 34231.

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

Witnesseth, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 25, Block 30, SOUTH GATE, Unit 9, according to the plat thereof, as recorded in Plat Book 8, Page 81, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record and taxes for the current year and subsequent years.

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, all as set forth in Florida Statutes 689.071.

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

Notary Public, State of Florida at Large
Commission No. _____
My commission expires: _____