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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018010688 2 PG(S)
January 26, 2018 08:49:48 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Consideration: \$ 10.00
Recording Fees: \$ 18.50
Documentary Stamps: \$5,134.50

Doc Stamp-Deed: \$5,134.50


PREPARED BY AND RETURN TO:

✓ SCOTT W. DUNLAP, ESQ.
DUNLAP & MORAN, P.A.
P. O. Box 3948
Sarasota, Florida 34230-3948
(941) 366-0115

File No. 16919-2

WARRANTY DEED

This Warranty Deed is made by **CINDY WALDING**, Individually, and as Successor Trustee under the will of Philomena Son, hereinafter referred to as "Grantor," to **C & L ST. ARMANDS, LLC, a Florida limited liability company**, whose address is: 7464 Aguila Drive, Sarasota, FL 34240, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Lots 10 & 11, Block 3, ST. ARMANDS DIVISION, OF THE JOHN RINGLING ESTATES, according to the Plat thereof recorded in Plat Book 2, Pages 30 & 31, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: 2014050075.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Cindy Walding warrants that the subject real property does not constitute her homestead nor is same contiguous to her homestead.

This conveyance is given for no or nominal consideration. However, the subject property is encumbered by mortgages with an outstanding principal amount totaling \$733,490.28, at the time of this conveyance. Therefore, documentary stamps tax is being paid based upon the principal balance of the outstanding mortgage at the time of this conveyance.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Dated this 25 day of January, 2018.

Witness No. 1:

Patricia A. Blair

Print: Patricia A. Blair

Witness No. 2:

Scott W. Dunlap

Print: Scott W. Dunlap

GRANTOR:

Cindy Walding

CINDY WALDING, Individually and as
Successor Trustee as aforesaid
7464 Aguila Drive
Sarasota, FL 34240

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me on 1/25/18, 2018, by CINDY WALDING, Individually and as Successor Trustee as aforesaid.

Personally known:
or Produced Identification:
Type of Identification Produced:

[SEAL]

Dr. [Signature]

Notary Public
Print Name: _____
My Commission Expires: _____

