

CONSIDERATION: \$10.00  
DOC TAX: \$.70  
RECORD: \$27.00

4/17/2018 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2228210

This deed is not subject to the payment of documentary stamp taxes pursuant to Florida Administrative Code 12B-4.013(28)(a) (2017) because this deed does not effect a change in the beneficial ownership of the property.

Doc Stamp-Deed: \$0.70

Prepared without a title examination by and return to:  
Richard C. Lawrence, Esq.  
SRQ Property Law  
1800 2<sup>nd</sup> Street, Suite 888  
Sarasota, Florida 34236  
(941) 479-8500

Parcel ID# (For information purposes only): 2027-02-0019, 0104-16-0010, and 0104-16-0012

### INDENTURE

**This Indenture**, dated this 12<sup>th</sup> day of April 2018, is made by and between DAVID V. TOALE, a married person, hereinafter referred to as Grantor, whose post office address is P.O. Box 1985, Holmes Beach, FL 34218, and DAVID V. TOALE, as Trustee of the DAVID V. TOALE TRUST u/a dated February 24, 2000, as amended and restated on April 12, 2018, whose post office address is P.O. Box 1985, Holmes Beach, FL 34218, hereinafter referred to as Trustee.

**Witnesseth:** Grantor, in consideration of the sum of ten dollars and other valuable considerations paid by Trustee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Trustee, its successors and assigns forever, all of Grantor's right, title, and interest in and to the following described property located in Sarasota County, Florida:

SEE EXHIBIT A ATTACHED HERETO;

Subject to valid reservations, restrictions, and easements of record; applicable governmental regulations; and taxes for the current year and thereafter.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Trustee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Trustee will have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the term "Grantor" will include their respective heirs, devisees, personal representatives, successors and assigns; any gender will include all genders, the plural number the singular and the singular, the plural.

Trustee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property.

Grantor warrants and covenants that neither Grantor nor any of Grantor's family reside on the property described herein or any property contiguous thereto; the property described herein does not constitute the homestead of Grantor under the laws of the State of Florida.

[Signature page follows.]

In Witness Whereof, Grantor has caused this Indenture to be executed on the date above written.

Witnesses as to both:

J. Allison Archbold  
Signature of Witness #1

J. ALLISON ARCHBOLD

Print Name of Witness #1

H. Bettendorf

Signature of Witness #2

Hugh J. Bettendorf

Print Name of Witness #2

David V. Toale

DAVID V. TOALE

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 12 day of April 2018 by DAVID V. TOALE, who is personally known to me or who has produced FL DR LICENSE as identification. If no type of identification is indicated, the above-named person is personally known to me.

Georgiana McCall  
Signature of Notary Public

(Notary Seal)

Print Name of Notary Public

I am a Notary Public of the State of Florida and my commission expires \_\_\_\_\_.



## EXHIBIT A

### Parcel One – Orange Avenue

Lots 1, 2, 3, and 4, less the South 26.5 feet thereof, together with the West ½ of the adjacent vacated alley; of the George W. Blackburn Subdivision of Lot 2, Block I, Plat of Sarasota, according to the Plat thereof recorded in Plat Book A, Page 73, Public Records of Sarasota County, Florida.

### Parcel Two – Gulf Gate

Lot 17, SOUTH RETREAT Subdivision, as per plat thereof recorded in Plat Book 10, Page 37, of the Public Records of Sarasota County, Florida.

Lots 18 and 19 of SOUTH RETREAT Subdivision, as per plat thereof recorded in Plat Book 10, Page 37, Public Records of Sarasota County, Florida.

That part of the North ½ of the South ½ of SE ¼ of SE ¼ and that part of the North ½ of the South ½ of SW ¼ of SE ¼ of Section 17, Township 37 South, Range 18 East, lying East of Tamiami Trail, described as follows: Begin at a point where the North line of SE ¼ of SW ¼ of SE ¼ of Section 17, Township 37 South, Range 18 East, intersects the Easterly line of Tamiami Trail (said Easterly line being 33' from the center of pavement); thence continue S. 38 deg., 13 min. E. along said Easterly line of Tamiami Trail, 252.78 feet for a point of beginning; thence continue S. 38 deg., 13 min. E., along said Trail, 175.32 feet to a concrete monument on the South line of North ½ of South ½ of SE ¼ of SE ¼ of said Section 17; thence East along South line of said North ½ of South ½ of SE ¼ of SE ¼, 150 feet; thence North 0 deg., 57 min. E., 136.2 feet to a point (said point being 196.2 feet South of North line of South ½ of said SE ¼ of SE ¼); thence N. 89 deg., 03 min. W. and parallel to North line of South ½ of said SE ¼ of SE ¼, 260.7 feet to the Point of Beginning; LESS THEREFROM right of way for new Tamiami Trail.