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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

PREPARED BY AND RETURN TO:

Carrie B. Griffin, Esq.
Griffin & Griffin
7077 S. Tamiami Trail
Sarasota, Florida 34231
(941) 966-2700

Doc Stamp-Deed: \$0.70



Prop. I.D.#:203-901-0015

WARRANTY DEED
From Trust

THIS WARRANTY DEED, dated this 4 day of May, 2018 by **Virginia M. Hudson** and **Terri H. Rossnagle**, as Co-Trustees of the **George G. Hudson Revocable Living Trust dated September 29, 1994, as amended**, whose post office address is 2350 Slough Rd., Sarasota, FL 34239, hereinafter collectively the "**GRANTOR**", to **George G. Hudson**, a married man, whose post office address is 2350 Slough Rd., Sarasota, FL 34239, hereinafter called the "**GRANTEE**":

(Wherever used herein, the terms "Grantor", "Grantee" and "Trustee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

WITNESSETH, that **GRANTOR**, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to **GRANTOR** in hand paid by **GRANTEE**, the receipt whereof is hereby acknowledged, does hereby grants, bargains, sells, aliens, conveys, remises, releases, and confirms unto the **GRANTEE** forever, all right, title, interest, claim, and demand which the **GRANTOR** has in and to the following described lot, piece or parcel of land, situate, lying, and being in the County of Sarasota, State of Florida, to wit:

East one-half (1/2) of Lot 34, all of Lot 35, all of Lot 36, all of Lot 37, and an undivided one-half interest in Lots 39 and 40, LESS the Easterly 17 feet thereof for State Road right of way, Block "C", POINSETTIA PARK, as per plat thereof, recorded in Plat Book 1, Page 143, Public Records of Sarasota County, Florida.

TO HAVE AND TO HOLD the same as their interests may appear, *subject* to covenants, conditions, restrictions, reservations, limitations, encumbrances and easements and agreements of record, if any, and taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by government authorities, 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 to and with the **GRANTEE**, the **GRANTEE'S** heirs, personal representatives, successors and assigns, that **Virginia M. Hudson** and **Terri H.**

Rossnagle presently serve as Co-Trustees of the **George G. Hudson Revocable Living Trust dated September 29, 1994, as amended**, that the Trust is in full force and effect, that the Trustee is empowered by the Trust to enter into this deed, and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

AND THE **GRANTOR** further covenants with the **GRANTEE** that except as above noted, 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 property and **GRANTOR** warrants the title to the property for any acts of **GRANTOR** and will defend the title against all lawful claims of all persons claiming by, through, or under the **GRANTOR**.

THIS INSTRUMENT has been prepared without the benefit of title search/examination.

This property is not the homestead of the Grantor or the Grantor's spouse.

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed this Deed on the date first written above.

Signed, sealed and delivered in
the presence of:

Sign Here: Pauline Cook
Print name: Pauline Cook

Sign Here: Larry H. Armstrong
Print name: Larry H. Armstrong

Virginia M. Hudson (SEAL)
Virginia M. Hudson, as Co-Trustee of George G. Hudson Revocable Living Trust dated September 29, 1994, as amended, GRANTOR

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4th day of May, 2018, by **Virginia M. Hudson**, as Co-Trustee of George G. Hudson Revocable Living Trust dated September 29, 1994, as amended, who is ☐ personally known to me or has produced a ☒ Florida Driver's License or a ☐ Florida ID Card or ☐ _____ as identification.

Blanche F. Mollohan
Notary Public
Print Name:
My Commission Expires:
Commission No.:



Blanche F. Mollohan
COMMISSION # FF178288
EXPIRES: November 20, 2018
WWW.AARONNOTARY.COM

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed this Deed on the date first written above.

Signed, sealed and delivered in
the presence of:

Sign Here: *Pauline Cook*
Print name: Pauline Cook

Terri H. Rossnagle (SEAL)
**Terri H. Rossnagle, as Co-Trustee of George G.
Hudson Revocable Living Trust dated
September 29, 1994, as amended, GRANTOR**

Sign Here: *Lori H. Armstrong*
Print name: Lori H. Armstrong

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4th day of May, 2018, by **Terri H. Rossnagle**, as Co-Trustee of George G. Hudson Revocable Living Trust dated September 29, 1994, as amended, who is ☐ personally known to me or has produced a ☒ Florida Driver's License or a ☐ Florida ID Card or ☐ _____ as identification.

Blanche F. Mollohan
Notary Public
Print Name:
My Commission Expires:
Commission No.:



Blanche F. Mollohan
COMMISSION # FF178288
EXPIRES: November 20, 2018
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