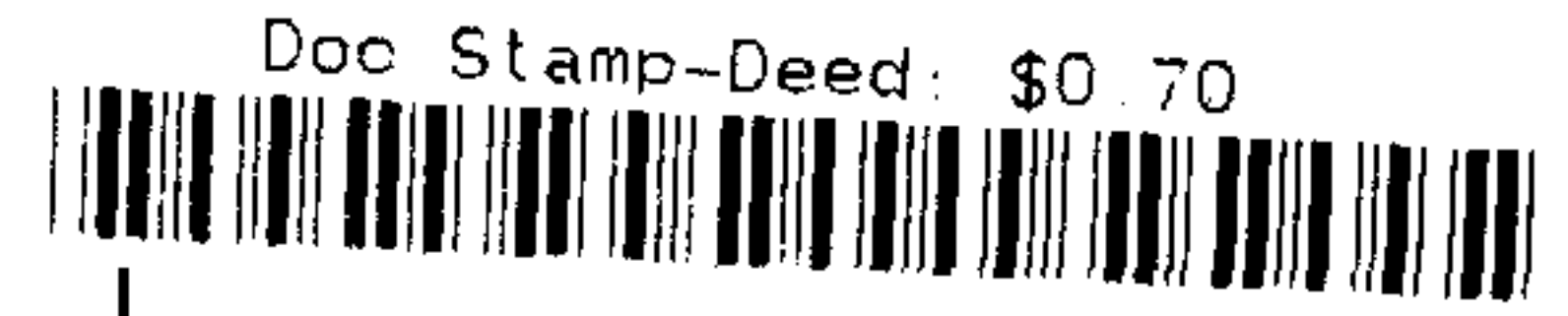


THIS INSTRUMENT PREPARED BY:

✓ HARVEY SCHONBRUN, P.A.
1802 NORTH MORGAN STREET
TAMPA FL 33602-2328

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018099702 3 PG(S)
July 26, 2018 08:47:37 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

**WARRANTY DEED TO TRUSTEE
OF REVOCABLE TRUST**



THIS WARRANTY DEED, made July 2, 2018, between SALLY M. WARNER, an unmarried widow, by and through her attorney in fact, WARREN S. MACK, whose post office address is 113 Villa Preserve, Lutz, FL 33548, of Hillsborough County, Florida, Grantor, and WARREN S. MACK, as Trustee of The Sally M. Warner Revocable Trust Agreement of 1994, as Amended and Restated, dated April 26, 2017, whose post office address is 2909 Pass a Grille Way, St. Pete Beach, FL 33706, Grantee.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to said Grantee and Grantee's successors, and assigns forever the following described land situate in Sarasota County, Florida, to-wit:

An undivided one-half interest in and to property located at 7690 S. Tamiami Trail, Sarasota, FL 34241 and legally described on attached Exhibit A.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor, Grantee and Trustee shall be construed as singular or plural as the context requires.

WARREN S. MACK, as Trustee, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

In the event WARREN S. MACK cannot continue to serve as Trustee, the Successor Trustee shall be LINDSEY JAY WARNER.

All Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

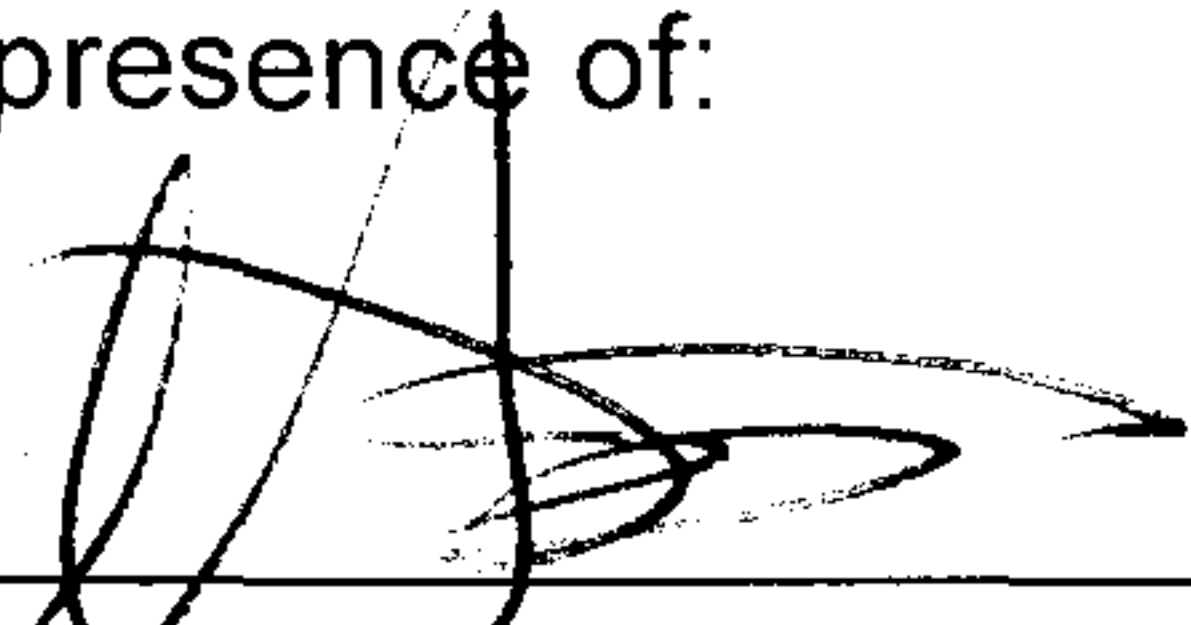
- A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated, or removing said Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
- E. The written removal of a Successor Trustee and/or the appointment of an

additional Successor Trustee by either of the Grantors sworn to and acknowledged before a notary public; this right being reserved to either Grantor.


This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2018 and subsequent years, and all mortgages of record which the Grantee herein assumes and agrees to pay.

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

Signed, sealed and delivered
in the presence of:



Print: HARVEY SCHONBRUN


Print: JENNIFER L. SMITH


SALLY M. WARNER, by and through her
attorney in fact, WARREN S. MACK

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2nd day of July, 2018, by SALLY M. WARNER, an unmarried widow, by and through her attorney in fact, WARREN S. MACK, who is personally known to me or who has produced none as identification.


Print: JENNIFER L. SMITH
Notary Public, State of Florida
Commission No.:
My commission expires:

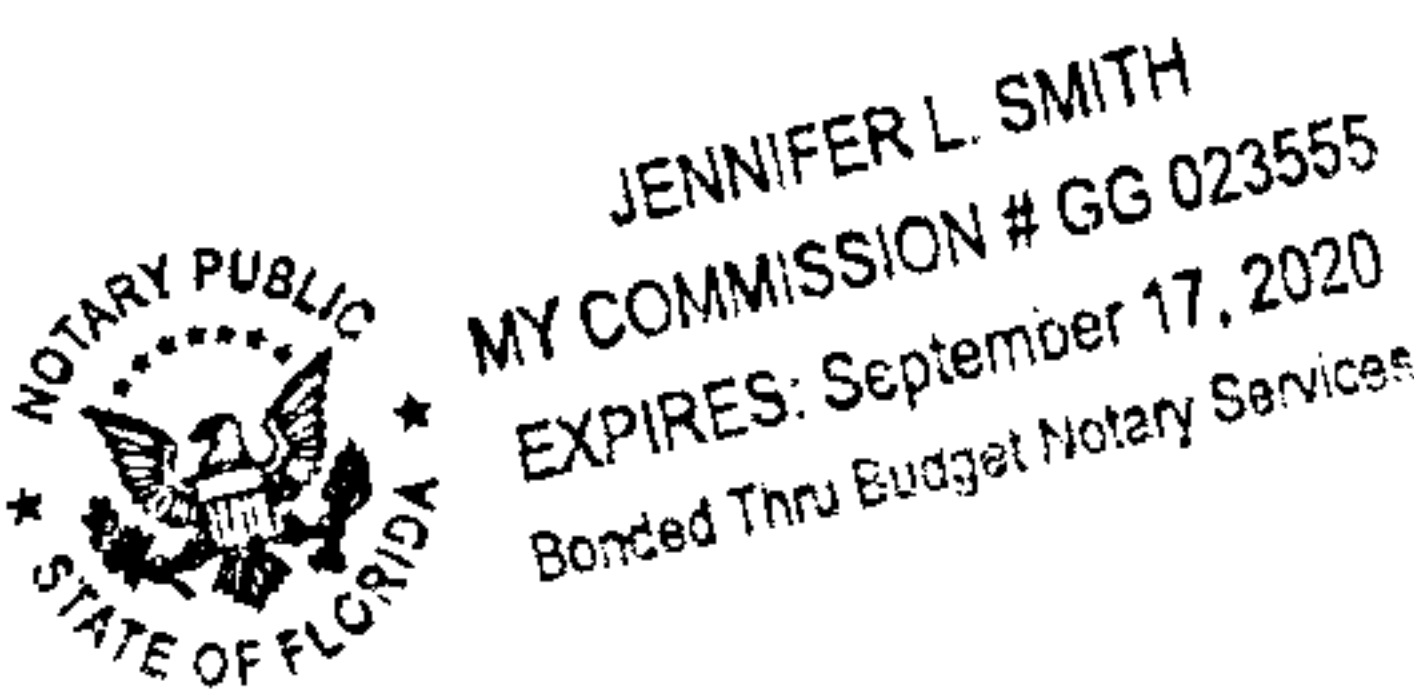


EXHIBIT A

** OFFICIAL RECORDS **
BOOK 2936 PAGE 2714

Begin at the NE corner of Lot 16, Holiday Harbor Unit No. 2 (Plat Book 10, Page 96, Public Records Sarasota County, Florida) for a point beginning: thence S 67° 57' W along Northerly line of Lots 15 and 16, 181.59' to the Southeasterly corner of Lot 15, Southpointe Shores, Unit No. 3 (Plat Book 10, Page 32, Public Records Sarasota County, Florida); thence N 49° 03' W along the Northeasterly line of said Lot 15, 145.42' to the Southeasterly dedication line of Southpointe Drive; thence N 40° 57' E along said dedication line, 296.20' to intersect the Southeasterly Right-of-Way line of S.R. No. 45, said Right-of-Way line being the arc of a curve (R=3921.72') whose center bears N 41° 18' 24" E from point of intersection; thence Southeasterly along the arc of said curve through a delta angle of 4° 04' 54" for 279.38' to P.O. Sta. 579 + 03.14 (S.R.D.); thence S 52° 46' 30" E 108.58'; thence S 40° 06' 20" E, 36.23'; thence S 31° 39' 10" W. 25.51' to a point on the existing Northwesterly dedication line of North Holiday Drive; thence S 42° 57' W along said dedication line, 123.45'; thence N 47° 03' W, 194.00' to the point of beginning; Being and lying in Section 21, Township 37 South, Range 18 East, Sarasota County, Florida.

Less the following tract of land:

Commence at the Northeast corner of Lot 16, HOLIDAY HARBOR, Unit #2 (Plat Book 10, Page 96, Public Records of Sarasota County, Florida); thence S 67° 57' W along the Northerly line of Lot 15 and 16, a distance of 181.57 ft. to the Southeasterly corner of Lot 15, South Point Shores, Unit #3 (Plat Book 10, Page 32, Public Records of Sarasota County, Florida); thence N 49° 03' W along the Northeasterly line of said Lot 15, a distance of 0.28 ft. to the P.O.B.; thence continue N 49° 03' W along the Northeasterly line of said Lot 15, a distance of 145.00 ft. to the Southeasterly Dedication line of South Point Drive; thence N 40° 57' E along said Dedication line 296.20 ft., to intersect the Southwesterly Right-of-Way line of S.R. No. 45, said Right-of-Way line being the arc of a curve (Radius = 3921.72 ft.) whose center bears N 41° 18' 24" E from the point of intersection; thence Southeasterly along the arc of said curve thru a delta angle of 2° 07' 07", a distance of 145.01 ft.; thence S 40° 56' 26" W, a distance of 297.91 ft. to the P.O.B., being and lying in Section 21, Township 37 S., Range 18 E., Sarasota County, Florida.

RECORDED
FEB 25 1968