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INSTRUMENT # 2018148240 3 PG(S)  
November 13, 2018 09:01:53 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70



Prepared WITHOUT BENEFIT OF TITLE EXAM  
By And Return To:  
Mary E. Van Winkle  
3859 Bee Ridge Road, Suite 202  
Sarasota FL 34233

### WARRANTY DEED

THIS WARRANTY DEED, made by JOANNE J. HEILAND, unmarried widow of George D. Heiland, whose post office address is 640 Tremont Street, Sarasota, FL 34242 herein called Grantor, to JOANNE J. HEILAND, as Trustee under the provisions of the JOANNE J. HEILAND REVOCABLE TRUST dated November 8, 2018, whose post office address is 640 Tremont Street, Sarasota, FL 34242, or any successor trustee, herein called Grantee:

**WITNESSETH:** That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real properties in Sarasota County, Florida:

See Exhibit A attached hereto and made a part hereof

Subject to conditions, restrictions, easements, limitations, and reservations of record, if any, and zoning ordinances and real estate taxes for the current and subsequent years.

Grantor and George D. Heiland were continuously married during their ownership of these property until the date of his death on February 4, 2018.

TO HAVE AND TO HOLD the said property in fee simple upon the trust and for the uses and purposes herein and in said Trust Agreement set forth. 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 §689.073.

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

IN WITNESS WHEREOF, Grantor signed and sealed this deed on November 8<sup>th</sup>, 2018

Signed, sealed and delivered  
in the presence of:

Kianté Jackson  
Kianté Jackson

Maria Cybyk  
Maria Cybyk

Joanne J. Heiland  
JOANNE J. HEILAND

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of November, 2018 by JOANNE J. HEILAND, who is personally known ☒ OR ☐ who produced a driver's license as identification.

My Commission Expires:

Mary E. Van Winkle  
Notary Public - State of Florida



MARY E. VAN WINKLE  
MY COMMISSION # FF 153619  
EXPIRES: December 22, 2018  
Bonded Thru Budget Notary Services

## EXHIBIT A

### Parcel 1

Real property located at 640 Tremont Street, Sarasota, FL 34242, legally described as:

Lots, 4, 5 and 6, Block 7, SIESTA BEACH SUBDIVISION, recorded in Plat Book 1, Page 167, Public Records of Sarasota County, Florida.

ALSO, a portion of Lot 7, Block 7, SIESTA BEACH SUBDIVISION, recorded in Plat Book 1, Page 167, Public Records of Sarasota County, Florida, and being more particularly described as follows: Begin at the N.E. corner of said Lot 7; thence Southwesterly along the Southerly R/W of Tremont Avenue (60' wide) and along the arc of a curve, concave to the South, and having a radius of 690', a distance of 37.03' to an old concrete monument; thence S 12 degrees 16'24" E, 136.85' more or less to the waters of an existing canal, said point being the angle point in the existing seawalls along said canal; thence Easterly along said waters, 19' more or less to its intersection with the Easterly line of said Lot 7; thence N 5 degrees 46'15" W, along said line 143' more or less to the P.O.B.

Parcel ID #0079150007

**RESERVING UNTO GRANTOR A LIFE ESTATE IN THE ABOVE PARCEL**

### Parcel 2

Real property located at 703 Tuxford Drive, Sarasota, FL 34232, legally described as:

Lot 116, Nottingham, according to the plat thereof recorded in Plat Book 27, Pages 9, 9A thru 9G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID #0052010061

### Parcel 3

Real property located at 4469 N. Lake Drive, Sarasota, FL 34232, legally described as:

Lot 45, SHERWOOD ESTATES UNIT NO. 2, as per plat thereof recorded in Plat Book 10, Page 43 of the Public Records of Sarasota County, Florida.

Parcel ID #0045120011

### Parcel 4

Real property located at: 1376 4<sup>th</sup> Street, Sarasota, FL 34236, legally described as:

Lot 19, Block 21, PLAT OF SARASOTA, as per plat thereof recorded in Plat Book 1, Page 21, Public Records of Sarasota County, Florida.

Parcel ID #2026120108

### Parcel 5

Real property located at: 674 Calle De Peru, Sarasota, FL 34242, legally described as:

Lot 28, Block 8, Sarasota Beach, as per plat thereof recorded in Plat Book 1, Pages 76 to 81, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID #0082030025

Parcel 6

Real property located at: 1366 4<sup>th</sup> Street, Sarasota, FL 34236, legally described as:

Lot 17, Block 21, Plat of Sarasota, as per plat thereof recorded in Plat Book 1, Page 21 of the Public Records of Manatee County, Florida and Plat Book A, Page 29 of the Public Records of Sarasota County, Florida.

Parcel ID #2026120109

Parcel 7

Real property located at: 301 Central Avenue, Sarasota, FL 34236, legally described as:

Lots 22 and 24, Block "21", PLAT OF SARASOTA, as per Plat thereof recorded in Plat Book "A", Page 30, of the Public Records of Sarasota County, Florida.

Parcel ID #2026130011