

This Instrument Prepared By And
After Recording Return To:
Robert W. Darnell, Esq.
THE DARNELL LAW GROUP
2639 Fruitville Road, Suite 201
Sarasota, Florida 34237
(941) 365-4950

Doc Stamp-Deed: \$0.70



WARRANTY DEED

THIS WARRANTY DEED, executed this 5TH day of APRIL,
2019, by JOHN R. VODAK and KATHLEEN A. VODAK, husband and wife,
whose address is 902 Albee Road West, Nokomis, Florida 34275,
hereinafter referred to as "first party", to:

JOHN R. VODAK and KATHLEEN A. VODAK, as Co-Trustees of
the JOHN R. VODAK AND KATHLEEN A. VODAK REVOCABLE TRUST
under Agreement dated the 5th day of March, 2019, with
the power and authority either to protect, conserve and
to sell, or to lease, or to encumber or otherwise to
manage and dispose of the real property described
herein as provided for in Florida Statutes Chapter 689,
as amended.

whose address is 902 Albee Road West, Nokomis, Florida 34275,
hereinafter referred to as "second party".

(Wherever used herein the term "first party" and "second party" 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 first party, for and in consideration
of the sum of \$10.00 in hand paid by second party, the receipt
whereof is hereby acknowledged, does hereby convey unto second
party forever, all the right, title, interest, claim and demand
which first party 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to all easements, restrictions and reservations
of record, if any.

**THIS WARRANTY DEED HAS BEEN PREPARED WITHOUT THE
BENEFIT OF AN EXAMINATION OF TITLE.**

Parcel I.D.#: 0169160017

TO HAVE AND TO HOLD same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of first party, either in law or equity, to the only proper use, benefit and behoove of second party forever.

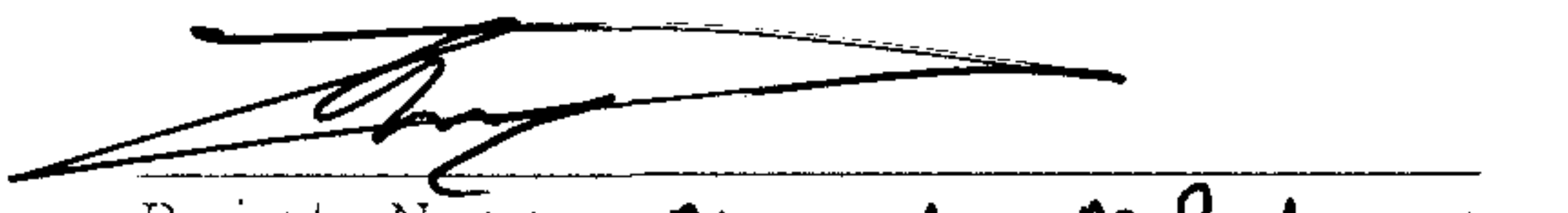
First party hereby covenants with second party that first party is lawfully seized of the property in fee simple; that first party has good right and lawful authority to sell and convey the property; that first party hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever. By executing or joining this deed, I intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me.

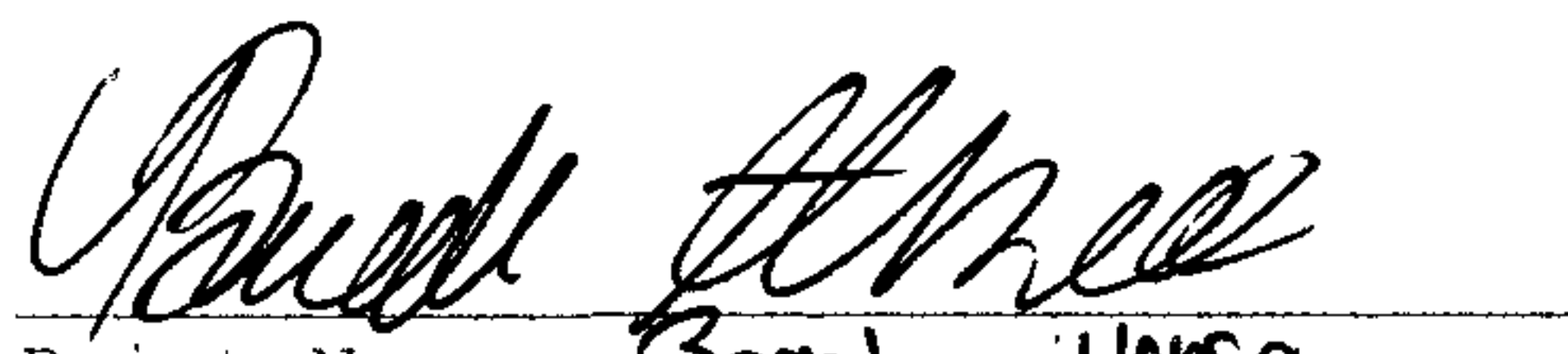
IN WITNESS WHEREOF, first party has signed and sealed these presents the day and year first above written.

WITNESSES:

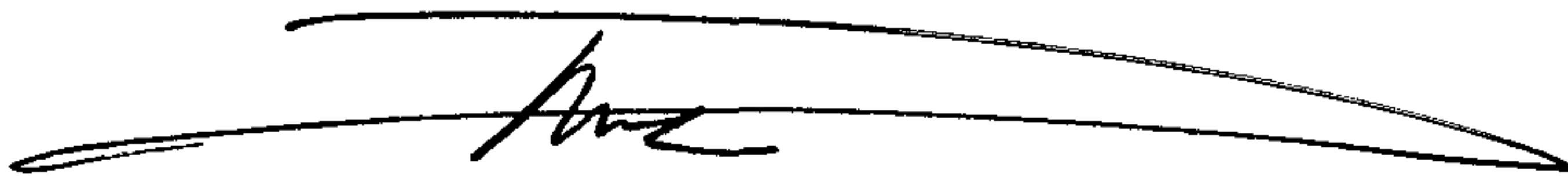

Print Name: Brenda Alonso


JOHN M. VODAK
Address: 902 Albee Road West
Nokomis, Florida 34275


Print Name: Alejandra M Pedraglio

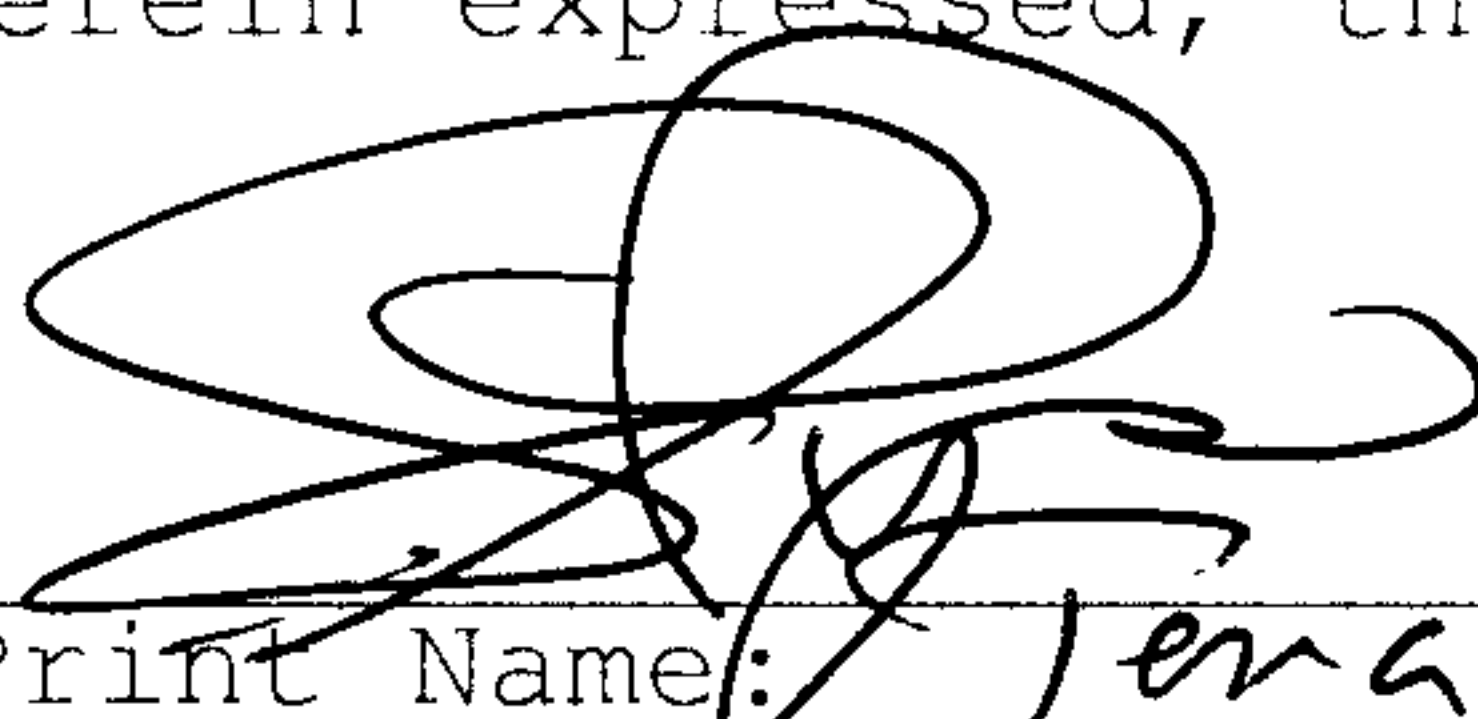

Print Name: Brenda Alonso

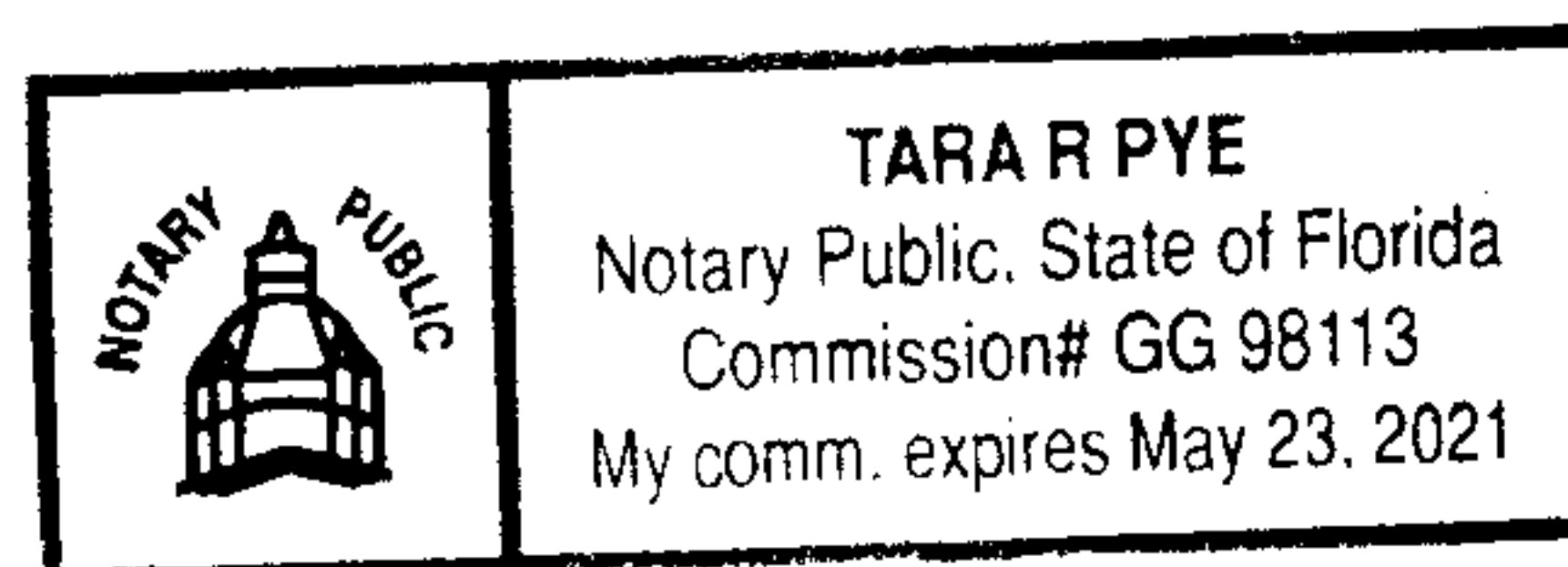
Kathleen A. Vodak
KATHLEEN A. VODAK
Address: 902 Albee Road West
Nokomis, Florida 34275


Print Name: Alejandra M Pedraglio

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was subscribed and sworn to before me by JOHN R. VODAK, who is personally known to me, and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed, this 5th day of April, 2019.


Print Name: Tara R. Pye
Notary Public, State of Florida
My commission expires: May 23 2021



STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was subscribed and sworn to before me by KATHLEEN A. VODAK, who is personally known to me, and who acknowledged to and before me that she executed the same freely and voluntarily for the purposes therein expressed, this 5th day of April, 2019.

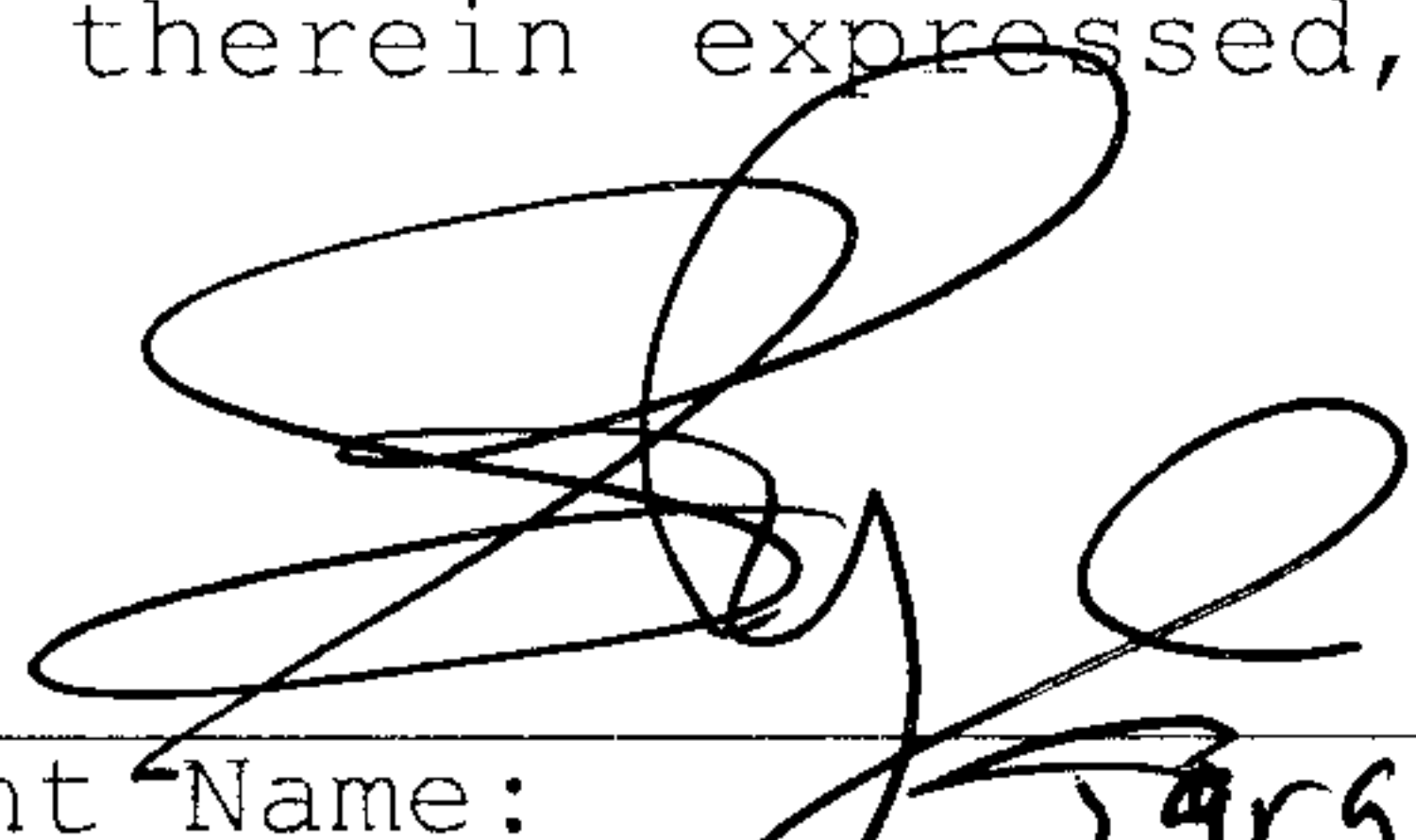

Print Name: Tara R. Pye
Notary Public, State of Florida
My commission expires: May 23 2021



EXHIBIT "A"

Begin at a point on the North right-of-way of Albee Road 75 feet East (along said road) from the SE corner of Sharp property; run thence in a Northerly direction (and parallel to the East line of Sharp property) 290 feet, more or less, to North line of tract deeded to grantors by Venice Land Co.; thence Easterly (along said North line and at a 90 degree angle to first line) a distance of 75 feet; thence turning at a 90 degree angle and running South and parallel to first line, to a point in the North right-of-way of Albee Road; thence turning West and running along the North right-of-way of Albee Road, 75 feet, more or less, to the Point of Beginning, being and located in Section 35, Township 38 South, Range 18 East.