

10/8/2019 4:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2432942

Prepared by and return to:

Andrew W. Rosin, Esq.
1966 Hillview Street
Sarasota, FL 34236
941-359-2604

Doc Stamp-Deed: \$0.70

Consideration \$10.00
Record \$18.50
Doc Stamps .70
\$19.20

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION OR INSURANCE

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Warranty Deed

This Warranty Deed made this 3rd day of October, 2019 between JEAN D. HOLZER, a single woman, whose address is 219 SAINT JAMES PARK, OSPREY, FLORIDA, 34229, Grantor, and Jean D. Holzer, as Trustee of the JEAN D. HOLZER REVOCABLE TRUST UNDER AGREEMENT DATED THE 3RD DAY OF OCTOBER, 2019, whose post office address is 219 SAINT JAMES PARK, OSPREY, FLORIDA, 34229, Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Sarasota County, Florida to-wit:

BEGIN AT A POINT ON THE WEST LINE OF TAMIAMI TRAIL 1237 FEET NORTH OF NORTH LINE OF STICKNEY POINT ROAD, THENCE WESTERLY WITH AN ANGLE OF 86°21' 157.32 FEET, THENCE NORTHERLY WITH AN ANGLE OF 86°21' 120 FEET, THENCE EASTERLY WITH AN INSIDE ANGLE OF 90° 157 FEET TO WEST LINE OF TAMIAMI TRAIL, THENCE SOUTHERLY ALONG TRAIL 110 FEET TO POINT OF BEGINNING; LESS LAND CONVEYED TO THE STATE OF FLORIDA FOR USE OF THE HIGHWAY DEPARTMENT FOR ROAD PURPOSES. LYING AND BEING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

Subject to any easements, restrictions and other reservations of record.

Parcel Number: 00103140038

Property Address: 6300 S. Tamiami Trail, Sarasota, Florida 34231

All subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

This Conveyance contains minimum Documentary Stamps required by law for the reason that it is a conveyance by grantor to a trust established by grantor for the benefit of grantor during her lifetime.

Grantor hereby confers upon the grantee, as trustee, the power and authority either to protect, preserve, sell, trade, exchange, encumber or otherwise to manage and dispose of the real property described herein and all other powers without limitation, provided for in Florida Statute 689.071.


To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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


Signed, sealed and delivered in our presence:



Witness Name: Andrew W. Rosin



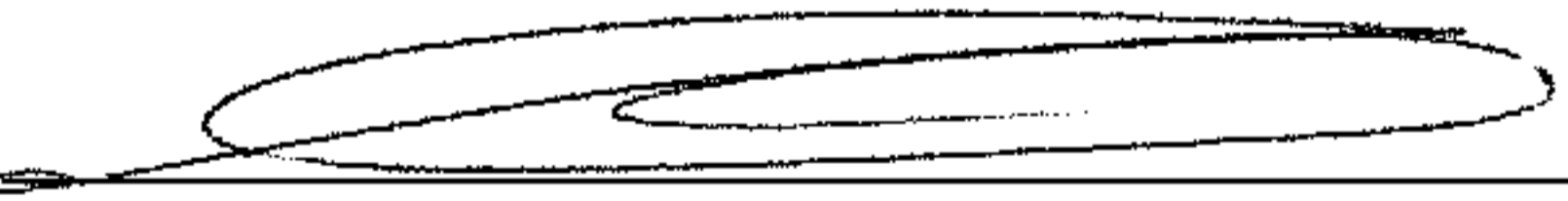
JEAN D. HOLZER




Witness Name: Chestaty Lineback

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 3 day of ~~September~~ ^{October}, 2019 by **JEAN D. HOLZER**, who are personally known or [] have produced a driver's license as identification.



Notary Public
(NOTARY SEAL)

 ANDREW W. ROSIN
MY COMMISSION # GG 015673
EXPIRES: October 13, 2020
Bonded Thru Budget Notary Services

Type Name of Notary Public
Commission Expires: _____