

PREPARE BY AND RETURN TO:

David E. Terry, Esquire
TERRY AND FRAZIER, P.A.
125 East Jefferson Street
Orlando, Florida 32801
(407) 843-1956

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020055216 2 PG(S)
April 27, 2020 01:59:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$22,022.00



Parcel I.D. : 0434-02-0040

[FOR RECORDER'S USE ONLY]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made effective as of this 24th day of April, 2020, by **JOHN W. HOLLOWAY**, as Trustee pursuant to the terms of that certain Trust Agreement entitled the "**JOHN W. HOLLOWAY REVOCABLE TRUST u/t/a dated July 12, 2012**", whose address is 6201 Matchett Road, Belle Isle, Florida 32809 ("Grantor") to **JHB-1 PROPERTY MANAGEMENT, LLLP**, a Florida limited liability limited partnership, whose address is 8989 South Orange Avenue, Orlando, FL 32824-7904 ("Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" 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 the Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Sarasota County, Florida, to-wit:

Commence at the intersection of the Northwesterly line of premises conveyed by Paver Development Corporation to Jamie S. Carrion and Charles M. Boothby by Warranty Deed dated March 25, 1976 recorded in Official Records Book 1114, Page 153 of the Public Records of Sarasota County, Florida, with the Northeasterly right of way line of U.S. 41 said right of way line lying 60.00 feet Easterly of the original centerline of U.S. 41, SRD survey centerline (the following 3 calls are along said Northeasterly right of way line); thence N32°20'40" West a distance of 355.30 feet; thence N57°39'20" East a distance of 72.00 feet; thence N32°20'40" West a distance of 701.80 feet to the Southeasterly line of premises conveyed by Strathmore Realty Corporation to Popular Bancshares Corporation by Warranty Deed dated July 30, 1974 recorded in Official Records Book 1051, Page 1832, of said Public Records for the Point of Beginning; thence N57°39'20" East along said Southeasterly line a distance of 245.51 feet; thence S32°13'00" East a distance of 152.94 feet; thence S57°47'00" West a distance of 245.17 feet to the aforementioned Northeasterly right of way line of U.S. 41; thence N32°20'40" West along said Northeasterly right of way line a distance of 152.40 feet to the Point of Beginning.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is the lawfully appointed Trustee of the foregoing Trust, and that it has good right and lawful authority to sell and convey any and all interests of the Trust in and to said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, and under the Grantor, subject to ad valorem real property taxes for the year commencing January 1, 2020, easements, covenants, restrictions of record, and outstanding Mortgage payable to Wells Fargo Bank, N.A., and rights of parties in possession under written leases.

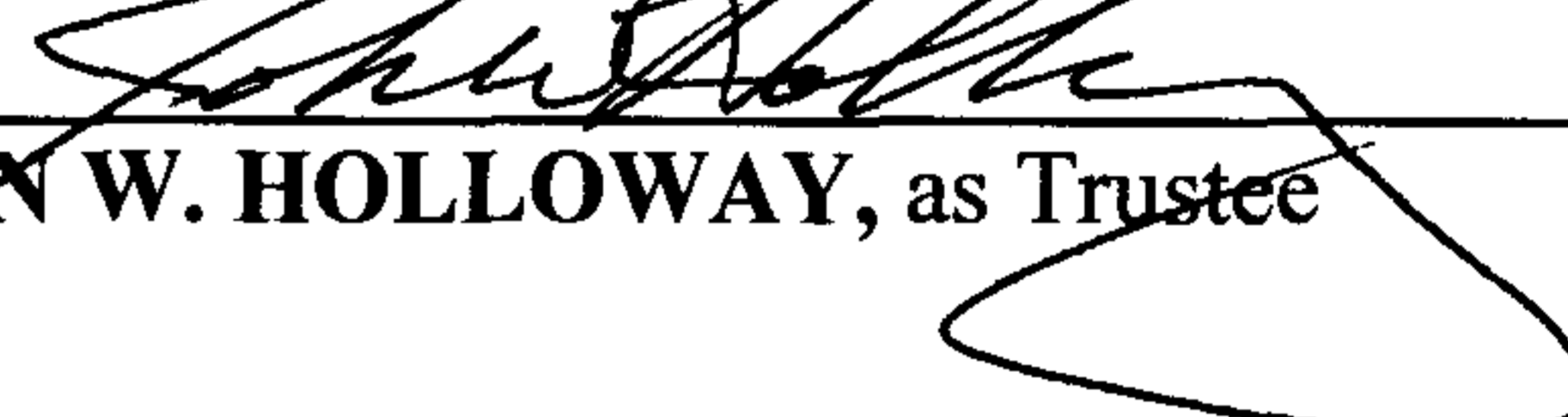
GRANTOR REPRESENTS AND WARRANTS THAT THE ABOVE PROPERTY IS NOT NOW AND HAS NEVER BEEN THE HOMESTEAD OF THE GRANTOR OR ANY MEMBER OF GRANTOR'S FAMILY.

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

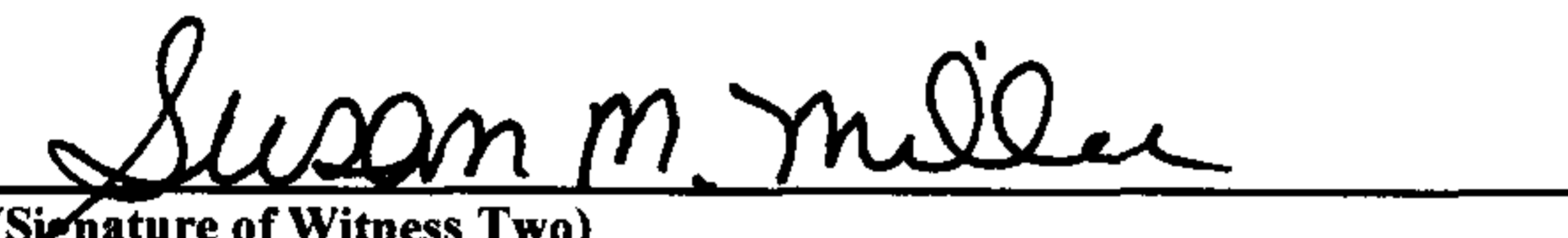
Signed, sealed and delivered
in the presence of:

**JOHN W. HOLLOWAY REVOCABLE
TRUST, u/t/a dated July 12, 2012**


(Signature of Witness One)

By: 
JOHN W. HOLLOWAY, as Trustee


DAVID E. TERRY
(Print Name of Witness One)

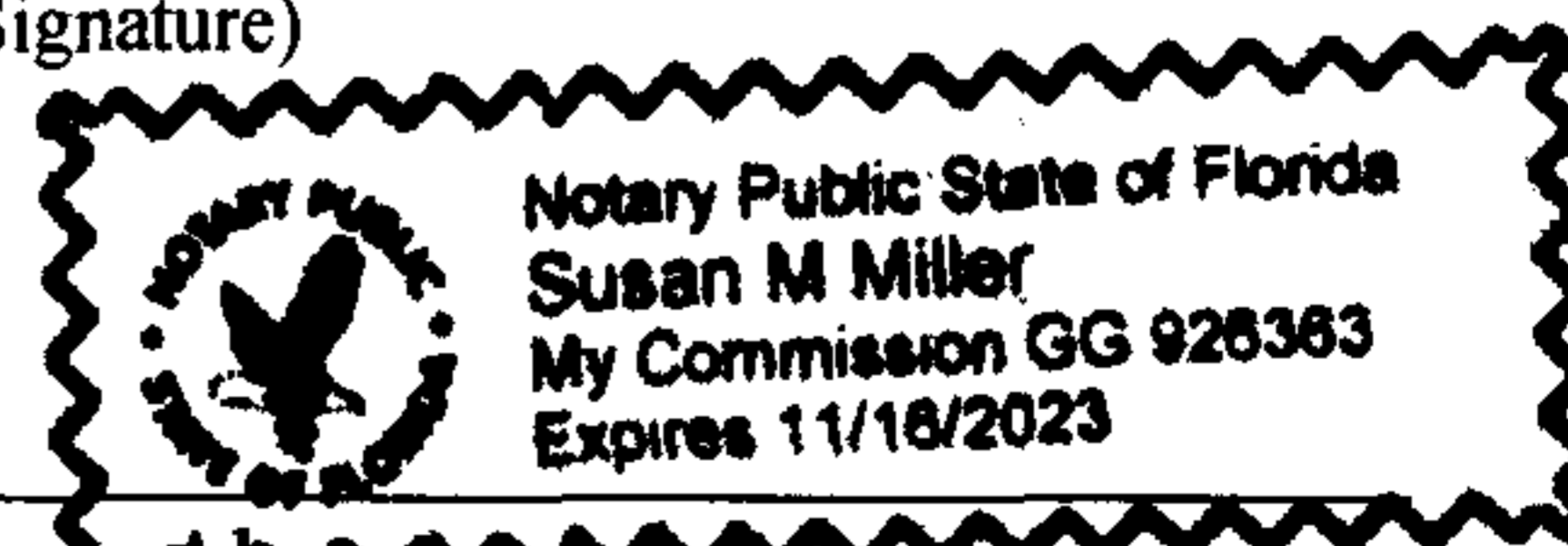

(Signature of Witness Two)

Susan M. Miller
(Print Name of Witness Two)

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing was acknowledged before me by means of physical presence or online notarization on the 26th day of Feb, 2020 by **JOHN W. HOLLOWAY**, as Trustee of the **JOHN W. HOLLOWAY REVOCABLE TRUST, u/t/a dated July 12, 2012**, who executed the foregoing instrument for the purposes expressed therein and is/are either:
 personally known to me; or produced _____ as identification, and did not take an oath.


Notary Public (Signature)



(Insert Notarial Stamp Above)