

Prepared by:
Nique Wigglesworth
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239

File Number: 20-137

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020041224 2 PG(S)
March 24, 2020 01:57:04 PM
KAREV E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$21,350.00



Ce2N 25- 00088

Warranty Deed

This Indenture, made this March 20, 2020 A.D. By **Patricia P. Griffin, Individually and as Trustee of the Patricia P. Griffin Qualified Personal Residence Trust under agreement dated November 28, 2017, an unmarried widow**, whose post office address is: 574 North Macewen Drive, Osprey, Florida 34229, hereinafter called the grantor, to **Justin Junda, a married man**, whose post office address is: 412 Hunter Drive, Venice, Florida 34285, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof 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, viz:

Tract of land in Government Lot 1, Section 13, Township 39 South, Range 18 East. Commencing at the NE corner of said Section 13, run thence West along the North line of said Section, 2350.14 feet for a Point of Beginning, thence South 15°25' East along the Westerly Right-of-Way line of a 50 foot easement 90 feet to an iron pin; thence West (and passing through an iron pipe at 288.83 feet), 329 feet, more or less, to the waters of the Gulf of Mexico; thence in a Northwesterly direction along the waters of the Gulf 90 feet, more or less, to a point due West of the Point of Beginning; thence East along the North line of Section 13, Township 39 South, Range 18 East (passing through a C.M. at 288.83 feet West of Point of Beginning) 330 feet, more or less, to the Point of Beginning.

Together with easement for ingress and egress as recited in instrument recorded in Deed Book 304 Page 299.

ALSO KNOWN AS:

Tract of land Government Lot 1, Section 13, Township 39 South, Range 18 East, Commencing at the NE corner of said Section 13, run thence N 89°29'45" West along North line of said Section, 2350.14 feet for a Point of Beginning; thence S 14°54'45" East along the Westerly Right-of-Way line of a 50 foot easement 90 feet to an iron pin; thence N 89°29'45" West from (and passing through an iron pipe at 288.83 feet), 329 feet, more or less, to the waters of the Gulf of Mexico; thence in a Northwesterly direction along the waters of the Gulf 90 feet, more or less, to a point that bears N 89°29'45" West from the Point of Beginning; thence N 89°29'45" East along the North line of Section 13, Township 39 South, Range 18 East, 330 feet, more or less, to the Point of Beginning. All lying and being in Sarasota County, Florida

Parcel ID Number: 0177020051

Subject to reservations, restrictions, and easements of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Prepared by:
Nique Wigglesworth
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239

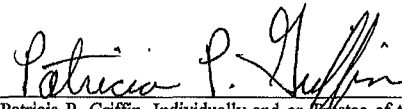
CE 2N 21- 000 JP

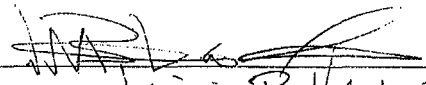
File Number: 20-137

Deed
page 2

Signed, sealed and delivered in our presence:

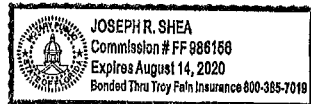

Witness Printed Name Geraldine Kuster

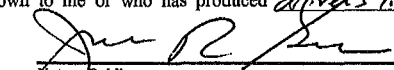
 (Seal)
Patricia P. Griffin, Individually and as Trustee of the Patricia P. Griffin Qualified Personal Residence Trust under agreement dated November 28, 2017
Address: 574 North Macewen Drive, Osprey, Florida 34229


Witness Printed Name William B. Hawkins Jr.

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of March, 2020, by Patricia P. Griffin, Individually and as Trustee of the Patricia P. Griffin Qualified Personal Residence Trust under agreement dated November 28, 2017, who is/are personally known to me or who has produced Driver's license as identification.




Notary Public
Print Name: Joseph R. Shea
My Commission Expires: 8-14-2020