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INSTRUMENT # 2013023346 2 PGS

2013 FEB 19 01:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

THAYES Receipt#1589744

Doc Stamp-Deed: 0.70

Prepared by and return to:

JERREL E. TOWERY, ESQ.

JERREL E. TOWERY, P.A.

Fla. Bar #267351

304 W. Venice Ave., Suite 220

Venice, FL 34285

Phone: (941) 485-3391

CEEN25-00276



Note: This Warranty Deed was prepared without performing a title examination.

WARRANTY DEED

Trustees to Co-Trustees

THIS WARRANTY DEED, made the 15th day of February, A.D., 2013, by BASILI A. TZANKIS, Trustee of the BASILI A. TZANKIS TRUST, dated February 1, 1993, as amended, as to a one-half (1/2) interest, and KALLIOPI Y. TZANKIS, Trustee of the KALLIOPI Y. TZANKIS TRUST, dated February 1, 1993, as amended, as to a one-half (1/2) interest, hereinafter called the grantors, to BASILI A. TZANKIS and KALLIOPI Y. TZANKIS, Co-Trustees of the BASILI A. TZANKIS AND KALLIOPI Y. TZANKIS TRUST, dated February 15, 2013, hereinafter called the grantees, whose post office address is 312 Bayshore Dr., Venice, FL 34285, granting unto the Co-Trustees and Successor Trustees the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described herein pursuant to Florida Statutes, Section 689.071.

WITNESSETH: That the grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain piece or parcel of land situate in Sarasota County, Florida, to-wit:

Lot 20, less the North 9.66 feet, Block 37, GULF VIEW SECTION OF VENICE, as per plat recorded in Plat Book 2, Page 77A, of the Public Records of Sarasota County, Florida.

(Parcel I.D. #0176-09-0021)

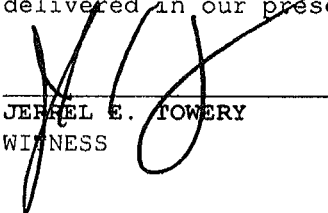
Subject to easements, restrictions and reservations of record.

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

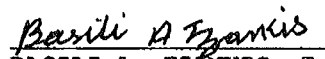
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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, 2012.

IN WITNESS WHEREOF, said grantors having signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:



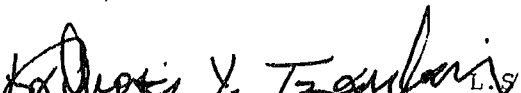
JEFFREY E. TOWERY
WITNESS



BASILI A. TZANKIS, Trustee of
the BASILI A. TZANKIS TRUST,
dated February 1, 1993, as amended
312 Bayshore Dr.
Venice, FL 34285



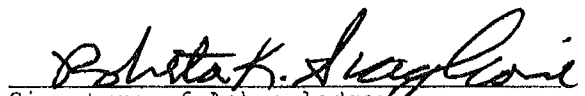
ROBERTA K. SCAGLIONE
WITNESS

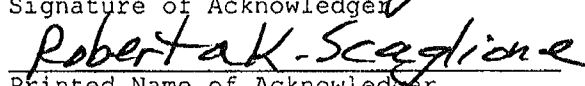


KALLIOPI Y. TZANKIS, Trustee of
the KALLIOPI Y. TZANKIS TRUST,
dated February 1, 1993, as amended
312 Bayshore Dr.
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th
day of February, 2013, by BASILI A. TZANKIS, Trustee of the
BASILI A. TZANKIS TRUST, dated February 1, 1993, as amended, and
KALLIOPI Y. TZANKIS, Trustee of the KALLIOPI Y. TZANKIS TRUST, dated
February 1, 1993, as amended. They are personally known to me or have
produced n/A as identification and did take an oath.



Signature of Acknowledger


Printed Name of Acknowledger

Notary Public
Title or Rank

Date Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Roberta K. Scaglione
Commission # DD942089
Expires: DEC. 27, 2013
BONDED THRU ATLANTIC BONDING CO., INC.