

CEN 27-000 48

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Recording Fee: \$ 28.70

(3 pages / 5 names / \$10.00 Consideration)

This Instrument Prepared By and
Please Return Recorded Document to:

Jeffrey R. Kuhns, Esq., LL.M.
KUHN'S LAW FIRM, PLLC
252 W. Marion Ave., Suite #1132
Punta Gorda, FL 33950
File Number: 1052.10

Doc Stamp-Deed: \$0.70



THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION, TITLE SEARCH OR SURVEY AND NO OPINION OF TITLE HAS BEEN RENDERED

WARRANTY DEED

THIS INDENTURE, made this 18th day of July 2018, by and between **DAVID D. HANNEMAN** and **MARTHA J. HANNEMAN**, whose address is 227 Tait Terrace, SE, Port Charlotte, FL 33952 hereinafter referred to as "GRANTOR," and **DAVID D. HANNEMAN** and **MARTHA J. HANNEMAN**, as Trustees of the **HANNEMAN FAMILY TRUST** dated **August 22, 2018** hereinafter referred to as "GRANTEE." GRANTEE's address is 227 Tait Terrace, SE, Port Charlotte, FL, 33952-9146.

WITNESSETH

GRANTOR, in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, does hereby grant, bargain, sell and convey to GRANTEE the following described property situated in Sarasota County, Florida, to-wit:

SEE EXHIBIT A (attached)

Subject to restrictions, reservations and easements of record, if any, and taxes for the current and subsequent years.

Notice to Clerk and Department of Revenue: This deed is given for minimum consideration because it is the transfer of property to/from a revocable living trust pursuant to Florida Administrative Code section 12B-4.013(28)(i).

Grantor hereby confers upon the Grantee as Trustee, 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 and all other powers without limitation, provided for in Section 689.073 of the Florida Statutes (2018).

Further, the terms of the Trust provide for the present possessory right of possession of any homestead property as defined by Art. X, Sec. 4(c), *Fla. Const.* (1968), as amended, in accordance with Section 12D-7.011 of the Florida Administrative Code and such terms are in Section 196.031(1) of the Florida Statutes, thereby entitling the person with equitable title to any real property transferred to the Trust to homestead exemption status if all of the requirements are met.

AND GRANTOR hereby covenants that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above-stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required.

AND GRANTOR does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

The terms "Grantor" and "Grantee" shall be non-gender specific ((1) masculine, (2) feminine, or (3) neuter, such as corporations, partnerships, or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

IN WITNESS WHEREOF, Grantor executed this deed on the date first written above.

Jeffrey R. Kuhns
First Witness: Jeffrey R. Kuhns

DAVID D. HANNEMAN
DAVID D. HANNEMAN, Grantor

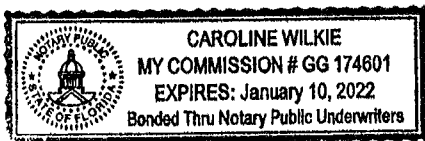
Caroline Wilkie
Second Witness: Caroline Wilkie

MARTHA J. HANNEMAN
MARTHA J. HANNEMAN, Grantor

STATE OF FLORIDA)
COUNTY OF CHARLOTTE) ss.

The foregoing instrument was acknowledged before me this 18th day of July
2018, by **DAVID D. HANNEMAN** and **MARTHA J. HANNEMAN**, who ☐ is/are personally
known to me or who ☐ has/have produced a _____
as identification.

[Affix Seal]



Caroline Wilkie
Notary Public Signature
Printed Name: Caroline Wilkie
State of Commission: _____
Number: _____
Expiration: _____ or ☐ Lifetime

EXHIBIT A

VEN 22-000 Y8

Parcel Identification Number: 0408040051

Lots 30 and 31, Block 62, GULF VIEW SECTION OF VENICE, as per plat thereof recorded in Plat Book 2, Pages 77 and 77A, of the Public Records of Sarasota County, Florida.

Situs Address: 219 W. Venice Ave., Venice, FL, 34285

Parcel Identification Number: 0428111009 & 0428111010

Unit 9 and 10, WIMBLEDON INDUSTRIAL CONDOMINIUMS, according to the Declaration of Condominium as recorded in Official Records Book 1683, Page 122, and amendments thereto, and as per Plat thereof as recorded in Condominium Book 22, Page 27 and 27A, of the Public Records of Sarasota County, Florida.

Situs Address: 348 Center Ct. #9 & # 10, Venice, FL, 34285

Parcel Identification Number: 2027030042

Begin at a point on the south line of Lot 6, Block 8, of the Plat of the Town of Sarasota, as per plat thereof recorded in Plat Book 1, Page 21, Public Records of Manatee County, Florida, 48.35 feet east of the center line of the north and south passageway in Lord's Arcade; thence north along the center line of a party wall and said center line produced, 100.00 feet to the north line of said Lot 6; thence east along the north line of Lots 6 and 8 of said Block 8, 19.25 feet to the center line of a party wall produced north; thence south along said line 100.0 feet to the south line of said Lots 6 and 8, thence west along said south line 19.25 feet to Point of Beginning.

Situs Address: 1425 Main St., Sarasota, FL, 34236