

Recording 44°
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Prepared without title
examination by and return to:

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Andrew J. Britton, Esquire
Andrew J. Britton, P.A.
401 Johnson Lane, Suite 102
Venice, FL 34285
(941) 408-8008

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014080785 5 PG(S)
July 09, 2014 10:31:03 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70


Property Appraiser's Parcel ID No. 0404120001, 0404050002 & 0404120002

WARRANTY DEED

THIS WARRANTY DEED, is made July 7, 2014 between:

Mary Gertrude Young, a married woman, PO Box 201, Venice, FL 34284;
Linda Marie Jones, a/k/a Linda Marie Jones Schaper, an unremarried widow,
515 Azalea Rd., Venice, FL 34293;
Patricia Ann Hill, a single woman, PO Box 694, Laurle, FL 34272;
Stephen Theodore Deans, Jr., a married man, 3600 E. Laurel Rd., Nokomis, FL 34275;
Walter Calvin Deans, a single man, PO Box 1365, Venice, FL 34284; and
James Timothy Deans, a married man, PO Box 698, Nokomis, FL 34274
"Grantors"

and

SHYD, LLC, a Florida limited liability company, Post Office Box 201, Venice, Florida 34284.
"Grantee."

THE Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantors in hand paid by said Grantee, the receipt of which is hereby acknowledged, hereby convey to said Grantee and Grantee's successors and assigns forever the following described land situated in Sarasota County, Florida, to wit:

Parcel 1:

The North ½ of the North ½ of the SW ¼ of the SW ¼ of Section 5, Township 39 South, Range 19 East, Sarasota County, Florida, LESS Albee Farm Road right of way in RPB 3 Page 31, also LESS Westerly 58.75 feet for additional right of way for Albee Farm Road as described in O.R. Book 2623, Page 197, Public Records of Sarasota County, Florida.

Parcel 2:

Commence at the Southwest corner of the Southeast ¼ of the Northwest ¼ of Southwest ¼ of Section 5, run East along the Section line a distance of 118.1 feet to a point, thence turn at an angle of North 00°01' East a distance of 70.76 feet to a point; thence turn West at an angle of South 89°58' West

and run 118.07 feet to a point on the 1/4 Section line; thence turn South 0°01' West and run 70.72 feet to the Point of Beginning, which is the said Southwest corner of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 39 South, Range 19 East, Sarasota County, Florida.

Parcel 3:

The South 1/2 of the North 1/2 of the SW 1/4 of the SW 1/4 of Section 5, Township 39 South, Range 19 East, Sarasota County, Florida, LESS Albee Farm Road right of way in RPB 3 Page 31, also LESS Westerly 58.75 feet for additional right of way for Albee Farm Road as described in O.R. Book 2623, Page 197, Pubic Records of Sarasota County, Florida.

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

Each Grantor herein does hereby certify that the above described property, and any property contiguous or adjacent thereto, does not now and has never in the past constituted his or her homestead.

Said Grantors hereby covenant with the Grantee that they are lawfully seized of said land in fee simple; that they have a good right and lawful authority to sell and convey the said land; that they 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, 2013.

Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

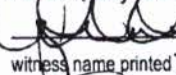
This conveyance is subject to the following: (1) Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same: (2) Zoning and other governmental regulations, and: (3) Taxes and assessments for 2014 and subsequent years.

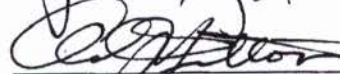
Minimum documentary stamp tax is due on this transfer because (i) each Grantor holds the same percentage of interest in the Grantee as held in the property prior to the transfer of the property to the Grantee, (ii) there is no mortgage on the property, (iii) there was no consideration for the transfer, and (iv) there was no purchaser of the property.

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

Signed, sealed, and delivered
in the presence of:

As to Mary Gertrude Young:


witness name printed Angela Koehler


witness name printed ANDREW J. BRITTON


Mary Gertrude Young

"Grantor"

Date: July 2, 2014

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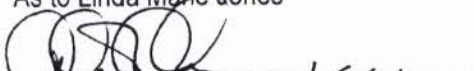
STATE OF FLORIDA
COUNTY OF SARASOTA

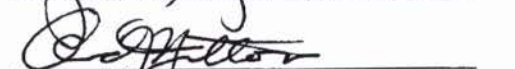
The foregoing instrument was acknowledged before me this 2^d day of July, 2014, by Mary Gertrude Young, who is personally known to me or who produced NIA as identification.


Notary Public
My Commission Expires



As to Linda Marie Jones


witness name printed Angela Koehler


witness name printed ANDREW J. BRITTON


Linda Marie Jones, a/k/a Linda Marie Jones Schaper

"Grantor"

Date: July 2, 2014

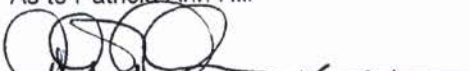
STATE OF FLORIDA
COUNTY OF SARASOTA

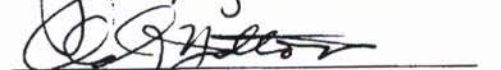
The foregoing instrument was acknowledged before me this 2^d day of July, 2014, by Linda Marie Jones, a/k/a Linda Marie Jones Schaper, who is personally known to me or who produced NIA as identification.

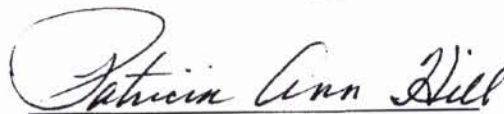

Notary Public
My Commission Expires



As to Patricia Ann Hill


witness name printed Angela Koehler


witness name printed ANDREW J. BRITTON

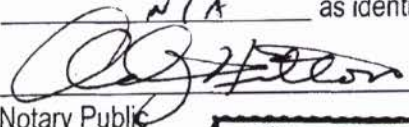

Patricia Ann Hill

"Grantor"

Date: July 2, 2014

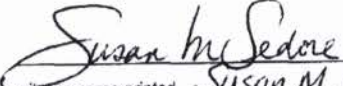
STATE OF FLORIDA
COUNTY OF SARASOTA


The foregoing instrument was acknowledged before me this 7th day of July, 2014, by Patricia Ann Hill, who is personally known to me or who produced N/A as identification.


Notary Public
My Commission expires



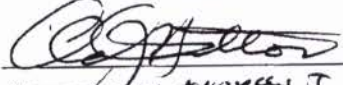
As to Stephen Theodore Deans, Jr.


witness name printed Susan M. Sedore


Stephen Theodore Deans, Jr.

"Grantor"

Date: July 7, 2014


witness name printed ANDREW J. BRITTON

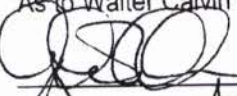
STATE OF FLORIDA
COUNTY OF SARASOTA

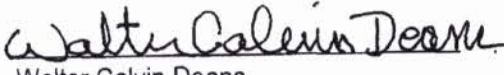
The foregoing instrument was acknowledged before me this 7th day of July, 2014, by Stephen Theodore Deans, Jr., who is personally known to me or who produced N/A as identification.


Notary Public
My Commission expires



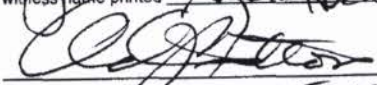
As to Walter Calvin Deans


witness name printed Angela Koehler


Walter Calvin Deans


"Grantor"

Date: July 2, 2014


witness name printed ANDREW J. BRITTON


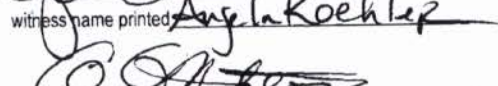
STATE OF FLORIDA
COUNTY OF SARASOTA

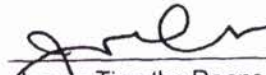
The foregoing instrument was acknowledged before me this 3^d day of July, 2014, by Walter Calvin Deans, who is personally known to me or who produced N/A as identification.


Notary Public
My Commission expires



As to James Timothy Deans


witness name printed Angela Koehler

witness name printed ANDREW J. BRITTON

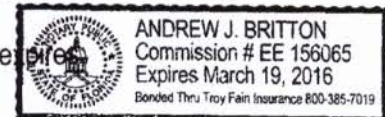

James Timothy Deans
"Grantor"

Date: July 3, 2014

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this _____ day of July, 2014, by James Timothy Deans, who is personally known to me or who produced N/A as identification.


Notary Public
My Commission expires



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