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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 2046398

Doc Stamp-Deed: $0.70

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 10th day of November, 2016, by and between **JON CHRISTOPHER SORBER**, whose address is 16153 Dawnview Drive, Spring Lake, Michigan 49456, hereinafter called the Grantor, and **MARY ELLEN SHEETS**, whose address is 6079 Dawn Avenue, East Lansing, Michigan 48823, hereinafter called the Grantee.

WITNESSETH, Grantor, for and in consideration of the sum of Ten Dollars ($10.00), lawful money of the United States of America, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, her successors and assigns **a life estate** in and to the land and improvements legally described as follows, situate, lying and being in the County of Sarasota, State of Florida, to wit (the "Property"):

A portion of Lot 5, Block 6-A, according to the Plat of "Venice, Replat of portion of GULF VIEW SECTION", as recorded in Plat Book 4 at Page 97 to 100, inclusive, and a portion of Lot 1, LAGUNA PARK, according to the Plat thereof recorded in Plat Book 8, Page 63, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commencing at the southeast corner of said Lot 5, Block 6-A, according to the Plat of "Venice, Replat of Portion Gulf View Section" as recorded in Plat Book 4 at Page 97 to 100, inclusive, of the Public Records of Sarasota County, Florida, and considering the southeasterly line of said Lot 5, Block 6-A to bear North 49°02'10" East with all bearings contained herein relative thereto; thence North 49°02'10" East, along and with said southeasterly line of Lot 5, Block 6-A, a distance of 70.62 feet to the true Point of Beginning; thence North 89°55'39" West, a distance of 103.83 feet; thence North 00°00'00" East, a distance of 2.33 feet; thence North 89°57'45" West, a distance of 61.32 feet; thence North 00°00'00" East, a distance of 86.31 feet; thence South 89°56'29" East, a distance of 94.83 feet; thence North 35°12'55" East, a distance of 6.57 feet; thence South 89°53'37" East, a distance of 59.26 feet; thence South 00°06'23" West, a distance of 0.50 feet; thence South 89°53'37"East, a distance of 114.69 feet to said southeasterly line of Lot 5, Block 6-A; thence South 49°02'10" West, along and with said southeasterly line of Lot 5, Block 6-A, a distance of 142.25 feet to the Point of Beginning; and containing 0.4563 acres, more or less.

SUBJECT TO restrictions, reservations and easements of record, if any, taxes for the year 2016 and subsequent years, and any and all valid zoning ordinances, but this reference shall not operate to revive or reimpose any of them.

Commonly known as 1000 Laguna Drive, Venice, Florida 34285
Sarasota County Property Appraiser's Parcel ID# 0175060034

The Grantor reserves the remainder interest in and to the Property in fee simple.

The Property is neither the homestead or residence of the Grantor or a member of the Grantor's family nor is the Property adjacent to the homestead or residence of the Grantor or a member of the Grantor's family.

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

This Special Warranty Deed was prepared at the request of the parties, without obtaining a certified title search or examination. No opinion of title is given or implied.

NOTE: Grantor is executing this Special Warranty Deed to correct the Special Warranty Deed dated June 12, 2013 and recorded in the Public Records for Sarasota County, Florida on June 14, 2013, Instrument #2013083716, which conveyed the Property to Grantor but failed to reflect that Grantee was receiving a life estate and Grantor the remainder interest.

And Grantor hereby covenants with Grantee that Grantor, at the time of the ensealing and delivery of these presents, is lawfully seized of the Property in fee simple, and has good right, full power and lawful authority to grant, bargain, sell, and convey the same in the manner and form described herein, and Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the date first above written.

Witnesses:

Print Name: Jeanne L. Veihl

Print Name: Chad Hutchison

Jon Christopher Sorber

[Notary Acknowledgment on following page]

STATE OF MICHIGAN

COUNTY OF Ottawa

I HEREBY CERTIFY that on this 10th day of November, 2016, before me, an officer duly qualified to take acknowledgments, personally appeared Jon Christopher Sorber, to me known and known to me to be the same person described in and who executed the foregoing instrument (or if not personally known to me, produced Driver's License as identification), and he duly acknowledged execution of such instrument for the purposes expressed therein.

Jessica Lynn Shavalier
Notary Public, State of Michigan
Muskegon County
Acting in Ottawa County
My Commission expires:
Sept. 20th, 2020

JESSICA LYNN SHAVALIER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MUSKEGON
My Commission Expires Sept. 06, 2022
Acting in the County of Ottawa

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