

This Document Was Prepared By:
Thomas R. Conklin Attorney and Counselor
Two North Tamiami Trail - Suite 506
Sarasota, Florida 34236
Telephone 941-366-2608

Return to Grantee:
28401 100th Drive East, Myakka City, Florida 34251

Parcel ID Number: 00-00-078-013-11179-000

WARRANTY DEED

THIS WARRANTY DEED, made and executed as indicated below, by CECELIA FREEDMAN a single woman, survivor of her deceased husband, Ralph Freedman, [Grantor], to SevenGroup, LLC, Trustee of Land Trust 106 dated 3-5-09, for benefit of same [Grantee], whose post office address is:

28401 100th Drive East, Myakka City, Florida 34251

Witnesseth, that Grantor, for and in consideration of less than one hundred dollars (\$100.00), the receipt of which is hereby acknowledged, has granted, bargained and sold unto the Grantee, its successors and assigns in trust forever, all right, title, and interest of the Grantor, either in law or in equity, pursuant to Florida Statute 689.071, including full power and authority to protect, conserve and sell, or to lease or to encumber, or to otherwise manage and dispose of both the legal and beneficial interests in the following described property, viz:

Block L, Lot 20, Magnolia Gardens, as recorded in Plat Book 58, Page 157 in the Public Records of Wakulla County, Florida.

Subject to grantor's mortgage, and easements, restrictions and reservations of record, if any. Grantor hereby fully warrants the title to said land, except as noted, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed this instrument on the date next written below.

Cecelia Freedman
Cecelia Freedman
by Edward R. Gable, her attorney in fact

The foregoing was signed in our presence on the date next written below.


Ami Schneck
Witness sign and print name below:
[Ami Schneck]]

Thomas Conklin
Witness sign and print name below:
[]

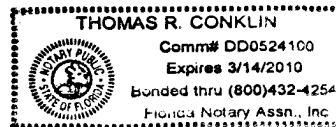
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me on March 5, 2009 by
Cecelia Freedman by Edward R. Gable, her attorney in fact, who is (check here ☒) personally known to
me, or (check here ☐) who produced her Florida Driver License or _____
_____ as identification.



Notary Public



Unofficial Copy