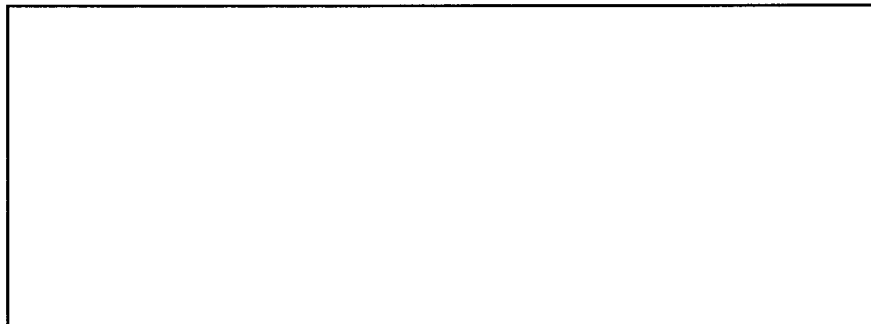


Recording \$ 18.50
Doc Stamps \$.70
Total \$ 19.20



**THIS INSTRUMENT PREPARED
BY / PLEASE RETURN TO:**
DAVID A. DUNKIN
DUNKIN & SHIRLEY, P.A.
ATTORNEY AT LAW
170 WEST DEARBORN STREET
ENGLEWOOD, FL 34223



Reserved For Use By Clerk of Court

Parcel Identification No. 412013427002

WARRANTY DEED

THIS WARRANTY DEED, made this 5th day of June, 2015, by and between EWALD K. KOBLER and NANJIANN KOBLER, husband and wife, herein referred to as GRANTOR, and EWALD K. KOBLER, as Trustee under the KOBLER REVOCABLE TRUST DATED JUNE 5, 2015, as GRANTEE, whose post office address is 5 Sportsman Lane, Rotonda West, Florida 33947. Grantor and Grantee addresses are the same.

WITNESSETH; Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the Grantors in hand paid by Grantees, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, and Grantees heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Charlotte, State of Florida, to wit:

Lot 598, Rotonda West Broadmoor, according to the map or plat thereof, as recorded in Plat Book 8, Pages 18A through 18L, of the Public Records of Charlotte County, Florida.

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

GRANTORS RESERVE THE EXCLUSIVE POSSESSION, USE AND ENJOYMENT OF THE ABOVE GRANTED PREMISES FOR AND DURING THE NATURAL LIFETIME OF THE GRANTORS.

and the Grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. Where used herein the terms Grantor, Grantee, and Trustee shall be construed as singular or plural as the context requires.

The Trustees shall have the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed by this deed.

If EWALD K. KOBLER cannot continue to serve as trustee, the Successor Trustee shall be MADLEINE WINSHELL.

All Successor Trustees are hereby granted the power to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this deed.

The powers of the Trustees and all Successor Trustees shall extend to any and all rights the Grantors possess in the above-described real property; any deed mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantors including homestead; and the Trustee is appointed as the attorney-in-fact for the Grantors to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantors.

Any person dealing with the Trustee shall deal with the Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by that person or placed of record in the aforementioned county:

1. The written resignation of the prior Trustee, sworn to and acknowledged before a notary public.
2. A certified death certificate of the prior Trustee.
3. The order of a court of competent jurisdiction adjudicating the prior Trustee incompetent, or removing that Trustee for any reason.
4. The written certificates of two physicians currently practicing medicine stating that the Trustee is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of Trustee.
5. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee sworn to and acknowledged before a notary public by either **EWALD K. KOBLER** or **NANCIANN KOBLER**. This right is reserved to only **EWALD K. KOBLER** or **NANCIANN KOBLER**, or the survivor of them.

NOTE TO PROPERTY APPRAISER:

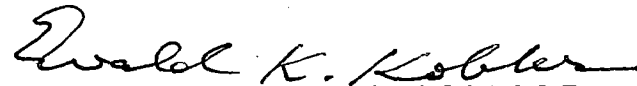
The Grantee confirms that under the terms of the Trust referred to above, the Grantee has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on the date first above written.

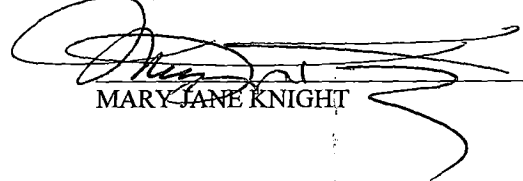
Signed, sealed & delivered
in the presence of:



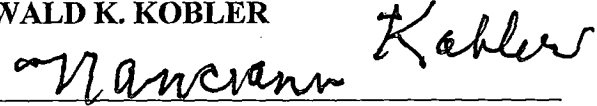
DAVID A. DUNKIN



EWALD K. KOBLER



MARY JANE KNIGHT

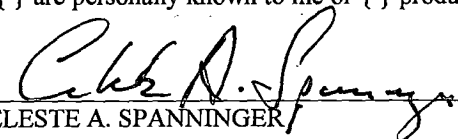


NANCIANN KOBLER

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 5th day of June, 2015, by **EWALD K. KOBLER** and **NANCIANN KOBLER**. The persons signing { } are personally known to me or { } produced Florida Driver's Licenses as identification.

My Commission Expires:



CELESTE A. SPANNINGER
Notary Public

