

Return to: (enclose self-addressed stamped envelope)
Name: JOYCE & RANDY McABEE
Address: P.O. Box 552 Laurel, Fla 34209
This instrument Prepared by: Denise Sibley
Address:
Property Appraisers Parcel Identification (Folio Number(s)):
Grantee(s) S.S. #s)

WARRANTY DEED
INDIVID TO INDIVID.
RANCO FORM NO. 01
** OFFICIAL RECORDS **
BOOK 2707 PAGE 2057
95010268
Receipt #: 000000345068-01
Doc Stamp-Deed : 66.50
Karen E. Rushing, Sarasota Co
By: [Signature] D.C.

66.05
RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received.

SPACE ABOVE THIS LINE FOR PROCESSING DATA
SPACE ABOVE THIS LINE FOR RECORDING DATA
This Warranty Deed, Made the 30th day of January, 1995, by William J. Reynolds R#2 Box 284, Horse Shoe, N.C. 28742 hereinafter called the Grantor, to George Randy McAbee and Joyce Elaine McAbee, his wife whose post office address is P.O. Box 552, Laurel, Florida 34272 hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ TEN AND NO/100 -- and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Sarasota County, State of Florida, viz:

Lot 9, Block "D", LAUREL HILL SUBDIVISION, recorded in Plat Book 2, Page 202, Public Records of Sarasota County, Florida.

The above-described property is vacant land and not subject to homestead exemption.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants 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, 1995.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Larry Sibley
Witness Signature (as to first Grantor)
Larry Sibley
Printed Name

x William J. Reynolds
Grantor Signature
William J. Reynolds
Printed Name

Witness Signature (as to first Grantor)

Printed Name

Post Office Address

Witness Signature (as to Co-Grantor, if any)

Printed Name

Co-Grantor Signature, if any

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Post Office Address

STATE OF FLORIDA
COUNTY OF SARASOTA
William J. Reynolds

I hereby Certify that on this day, 30th day of January, A.D. 1995, I, the undersigned, duly authorized to administer oaths and take acknowledgments, personally appeared

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: Dr

NOTARY RUBBER STAMP SEAL
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 22, 1996
BONDED THRU GENERAL INS. UND.
Witness my hand and official seal in the County and State last aforesaid this 30th day of January, A.D. 1995
Denise Sibley
Printed Notary Signature

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
95 FEB -1 PM 1:53
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL