Prepared By **Lynne Ebert**
Chelsea Title Company
189 Center Road
Venice, FL 34292
incidental to the issuance of a title insurance policy
File Number **00-1187**
Parcel ID # **0441-10-1122**
Grantee(s) SS # [redacted]

279

Rec. 10 00
DS 784 00

2000106054

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000106054 2 PGS
2000 AUG 18 03:00 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
MTAYLOR Receipt#066110
Doc Stamp-Deed: 784.00

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated **August** 15 **, 2000** by
CHARLES F. HELVIE and MARILYN J. HELVIE, husband and wife
whose post office address is
807 CARNOUSTIE DRIVE VENICE FL 34293
hereinafter called the GRANTOR, to
THOMAS D. HEDGES and LEE ANN HEDGES, husband and wife
whose post office address is
311 SPRINGSIDE CRESTVIEW HILLS, KY 41017
hereinafter called the GRANTEE
(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)
WITNESSETH That the GRANTOR, for and in consideration of the sum of $10 00 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, Florida, viz

Unit 202, Building 7, THE GARDENS II OF ST ANDREWS PARK AT THE PLANTATION, a Condominium according to the Declaration of Condominium recorded in Official Records Book 2908, Page 380, amendments thereto, and as per plat thereof, recorded in Condominium Book 31, Page 35, and amendments thereto, Public Records of SARASOTA County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year **2000** and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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, that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES

Signature _____ _____
Print Name Witness # 1 BARBARA S. MACCONNELL **CHARLES F. HELVIE**

Signature _____ _____
Print Name Witness # 2 KATHERINE B EBERT **MARILYN J. HELVIE**

State of **Florida**
County of **Sarasota**

I am a notary public of the State of **Florida** and my commission expires: _____
THE FOREGOING INSTRUMENT was acknowledged before me on **AUGUST** 15 **, 2000** by
CHARLES F. HELVIE and MARILYN J. HELVIE, husband and wife
who is personally known to me or who has produced **driver license** as identification and who **did** take an oath

Notary Seal

Signature _____
Print Name _____ Notary Public

KATHERINE B EBERT
Notary Public, State of Florida
My Comm. Exp. May 09, 2003
Comm. No. CC 833050

Return to: Keys-Caldwell, Inc., 250 W. Tampa Avenue, Venice, FL 34285
(941) 484-6108 FAX #

GARDENS I OF ST. ANDREWS CONDOMINIUM ASSOCIATION, INC.

Request for Board approval of Sale or Rental of a Unit.
ONE MONTH MINIMUM ON RENTALS M/M CHARLES HELVIE

Seller/Owner Name(s) MR & MRS TODD D HEDGES Unit # 202

Unit Address 809 MONTROSE BLVD, Unit 202

Mailing Address 311 SPRINGSIDE, CRESTVIEW HILLS, KY 41017

City, State, Zip CRESTVIEW HILLS, KY. Phone 606-331-9581

Buyer/Lessee Name(s) HEDGES

Present Address 311 SPRINGSIDE

City, State, Zip CRESTVIEW HILLS, KY. 41017 Phone

Age(s) 55+ Occupation PASTOR, CALVARY BAPTIST CHURCH

Employed By CALVARY BAPTIST CHURCH How Long 30 YEARS

Business Address 3711 Tibbatts, Covington, Ky 40105 Phone

Children, how many 4 Age(s) MARRIED & on their own

Buyer understands and agrees to observe all rules, regulations and restrictions contained in the Association "Declaration of Condominium" and "By-Laws", as well as all condominium rules established by the Board of Directors. The lessee(s) acknowledge having read the above-mentioned rules, regulations and restrictions by signing in the space provided below.

Signed:
Buyer(s)/Lessee(s) [signature]

Signed:
Seller(s)/Owner(s) [signature]

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

Closing/Occupancy Date: 8-15-2000

Agent, if any: BARBARA MARCHANT / ED BOSSERT Phone 493-2500

For use by Board of Directors:

Approved: ✓ Rejected: Date: 4/11/00

Signature: [signature]
for the Board of Directors

Approved Form 12/16/98
wmsal\rentals.app