Prepared By And When
Recorded, Return To: 343
Riddell Title & Escrow
3400 S. Tamiami Trail
Sarasota, FL 34239
File #: **03-081**
Parcel ID #: **2035-13-0062**

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003043464 1 PG
2003 MAR 06 07:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
FMILLER Receipt#287133
Doc Stamp-Deed: 6,293.00

WARRANTY DEED

This WARRANTY DEED, dated 27 Feb 2003, by

2003043464

William R. Kennedy, III, a married person, hereinafter called **GRANTOR**,
whose post office address is: **1550 Harbour Drive, Sarasota, FL 34239**

Montlea Dunne, LLC,* hereinafter called the **GRANTEE**,
* a Florida Limited Liability Company
whose post office address is: **P.O. Box 15571, Sarasota, FL 34239**

(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 consideration, 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:

Lots 10, 12, and the West 25 feet of Lot 14, Block D, LA LINDA TERRACE, according to the plat thereof, recorded in Plat Book 1, Page 85, of the Public Records of SARASOTA County, Florida.

The Grantor herein certifies that the above-described property is not the homestead of the Grantor, nor is it contiguous thereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year 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.

WITNESSES:

Signature: Judy Peterson
Print Name: Judy Peterson
Signature: Sheri Robi
Print Name: Sheri Robinson

William R. Kennedy, III

State of **FLORIDA**
County of **SARASOTA**

THE FOREGOING INSTRUMENT was acknowledged before me 27 Day of February 2003
by **William R. Kennedy, III**
who is/are personally known to me or who produced _____ as identification.

Notary Seal:

SHERI ANNE ROBINSON
MY COMMISSION # CC 819892
EXPIRES: June 13, 2003
Bonded Thru Notary Public Underwriters

Signature: Sheri Anne Robi
Notary Public

Expiration Date: 6/13/03

Print Line: Sheri Anne Robinson