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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003137260 2 PGS
2003 JUL 11 11:40 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#345771
Doc Stamp-Deed: 294.00

THIS INSTRUMENT PREPARED BY:
ROBERT J. DeBOER, ESQ.
KANETSKY, MOORE & DeBOER, P.A.
227 Nokomis Avenue South
Venice, FL 34285

WARRANTY DEED



PARCEL ID# 441-10-1124

This Indenture, Made this 19 day of June, 2003, **between** ETHEL C. COLLINS, whose address is c/o Mary Ryan 2824 South Abingdon St., A-2, Arlington, VA 22206, **Grantor**, and LEANDER A. SWANSON and MARY C. SWANSON, husband and wife, as to an undivided 1/6th interest, whose address is 201 Glenview Drive, New Kensington, PA 15068 and JOHN W. CONROY, as to an undivided 1/6th interest, whose address is 809 Montrose Drive, Unit 204, Venice, FL 34293, as tenants in common, **Grantees**.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

RT003
KANETSKY, MOORE & DeBOER, PA
RETURN TO

An undivided one-third interest in Unit 204, 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, as amended, and as per Plat thereof recorded in Condominium Book 31, Page 35, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, zoning, applicable governmental regulations and taxes beginning with the year 2003.

The Grantor warrants and covenants that the above described property does not constitute the homestead of the Grantor, nor is it contiguous thereto.

EXAMINATION OF TITLE TO THE SUBJECT PROPERTY WAS NOT UNDERTAKEN IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set his hand and seal the day and year first above written.

Witnesses:

(12) [Signature]
Printed Name: Jennie Foster

[Signature]
ETHEL C. COLLINS

(13) [Signature]
Printed Name: Nancy Summers-Ray

[Signature]

INSTRUMENT # 2003137260
2 PGS

STATE OF VIRGINIA
COUNTY OF (4) Fauquier

The foregoing instrument was acknowledged before me this (5) 19th
day of ~~June~~ June 2003 by ETHEL C. COLLINS, who is personally known to me
or who produced a (6) _____ as identification.

(7) Andrea Gregory Pearson
Printed Name: (8) Andrea Gregory Pearson
NOTARY PUBLIC
My Commission Expires (9)

April 30, 2006

