Prepared by and return to:
Lauren Kohl-Helbig
Gibson & Kohl-Helbig, P.L.
1800 Second Street, Ste 901
Sarasota, FL 34236
File Number:2603

2003145055

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003145055 1 PG
2003 JUL 22 01:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CBETHEL Receipt#350470
Doc Stamp-Deed: 2,436.00

General Warranty Deed

Made this July 18, 2003 A.D. By **LUTHER A. GOFF and AMBROSIA MARIE GOFF,** whose address is: 847 Hudson Avenue, Sarasota, FL 34236, hereinafter called the grantor, to **RICHARD FOX and CHERYL FOX, husband and wife**, whose post office address is: 3820 Malec Circle, Sarasota, FL 34233-2132, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($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:

Lots 15, 17 and 19, Block B, FRANK A WALPOLE SUBDIVISION of Lots 2, 4 & 6, Block L, PLAT OF SARASOTA, according to the plat thereof, recorded in Plat Book 1, Page 86, of the Public Records of SARASOTA County, Florida.

Parcel ID Number: **2028-04-0018**

Subject to taxes for 2003, and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2002.

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

Signed, sealed and delivered in our presence:

Signature: _____ _____(Seal)
LUTHER A. GOFF
Witness # 1 Printed Name: Lauren Kohl-Helbig
Address: 847 Hudson Avenue, Sarasota, FL 34236

Signature: _____ _____(Seal)
AMBROSIA MARIE GOFF
Witness # 2 Printed Name Ken Goff
Address: 847 Hudson Avenue, Sarasota, FL 34236

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me this July 18, 2003 by LUTHER A. GOFF and AMBROSIA MARIE GOFF, who is/are personally known to me or who has produced driver's license as identification.

_____
Notary Public
Print Name:_____

My Commission Expires:_____

NOTARY PUBLIC
STATE OF FLORIDA
Lauren Kohl-Helbig
Comm. # CC 912271
Comm. Exp. June 20, 2004

DEED Individual Warranty Deed - Legal on Face
Closers' Choice