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INSTRUMENT # 2003190341 2 PGS

2003 SEP 18 06:09 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CFOLKINS Receipt#376949

Doc Stamp-Deed: 885.50



2003190341

Prepared by and return to:

Chad L Gates, Esq.

Attorney at Law

Levin, Tannenbaum, Wolff, Band, Gates & Pugh

1680 Fruitville Road Suite 102

Sarasota, FL 34236

941-308-3153

Parcel ID # 0440-04-0002

File No.: 3635.2913.03

Will Call No.: 226/blc

REC: 15.00

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J.S. 885.4

Warranty Deed

This Warranty Deed made this _____ day of **September**, 2003 between

James S. Kraut and Maryann Kraut, husband and wife

whose post office address is **428 Palmetto Court, Venice, FL 34285**, grantor, and

JAWC, Limited Liability Company, a Florida limited liability company

whose post office address is **428 Palmetto Court, Venice, FL 34285**, grantee:

(Whenever 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, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County Florida** to-wit:

See attached Exhibit "A"

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 he grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: **CHAD L. GATES**

Witness Name: **Brandy L. Csontos**

Witness Name: **CHAD L. GATES**

Witness Name: **Brandy L. Csontos**

By: James S. Kraut
James S. Kraut

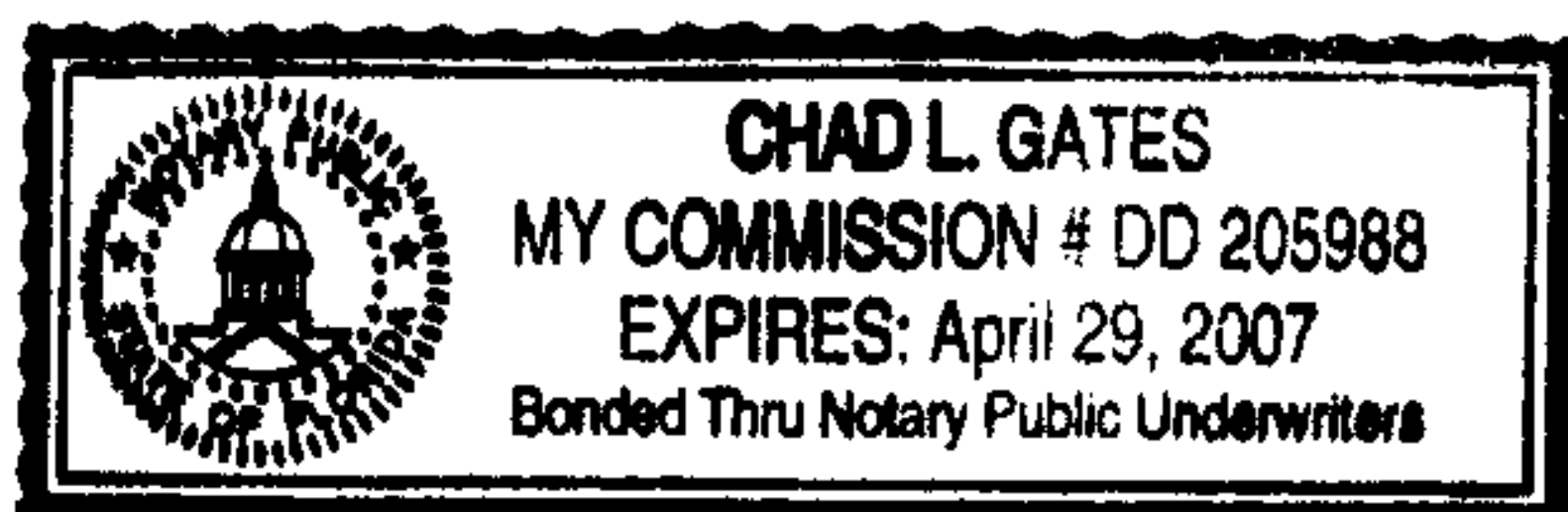
By: Maryann Kraut
Maryann Kraut

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State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this _____ day of September, 2003
by James S. Kraut and Maryann Kraut. They ☐ are personally known to me or ☒ have
produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed
Name: _____

My Commission
Expires: _____