

100
This Warranty Deed

Made this 22 day of September, 2003 by
CHARLES A. PALMER AND CAROL A. PALMER,
HUSBAND AND WIFE

hereinafter called the grantor, to
BERNARD F. DOWNS AND NANCY L. DOWNS,
HUSBAND AND WIFE

whose post office address is:
13 GOLF VIEW DRIVE
ENGLEWOOD, FL 34223

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003237246 1 PG
2003 NOV 25 02:04 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#404883
Doc Stamp-Deed: 2,100.00



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 \$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:

Lot 17, ENGLEWOOD GOLF COURSE UNIT 1, as per plat thereof recorded in Plat Book 22, Pages 26 and 26A, of the Public Records of Sarasota County, Florida.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 486-01-0019

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:

Nancy J. Dreeben
Witness: (Signature) Nancy J. Dreeben
Print Name: CHARLES A. PALMER
Charles A. Palmer
Witness: (Signature) Charles A. Palmer
Print Name: CHARLES A. PALMER
Donald J. Noon

Charles A. Palmer
CHARLES A. PALMER
P.O. BOX 10
WEST HAMPTON, NY 11977
Carol A. Palmer
CAROL A. PALMER
P.O. BOX 10
WEST HAMPTON, NY 11977

State of New York
County of Suffolk

The foregoing instrument was acknowledged before me this 22 day of September, 2003, by CHARLES A. PALMER and CAROL A. PALMER, who is personally known to me or who has produced DRIVERS LICENSE as identification.

Nancy J. Dreeben
NOTARY PUBLIC (Signature)
Print Name:
My Commission Expires:
Stamp/Seal:

NANCY J. DREEBEN
Notary Public, State of New York
No. 4819633
Qualified in Suffolk County
Commission Expires Feb 8, 2006
2006

* Prepared by and Returned to:
Roberta McMullen
Sunbelt Title Agency
4240 S. Tamiami Trail
Venice, FL 34293
File Number: 154030043