This instrument prepared by - Return to:
Dooley & Drake, PA
1432 First Street
Sarasota, FL 34236
(941) 954-7750

2003255422

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INSTRUMENT # 2003255422 1 PG
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CFOLKINS Receipt#415904

Doc Stamp-Deed: 2,205.00

File No. TBC- 1277.005 BA
Property Appraiser's Parcel Identification Number: 2039-08-0038

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THIS WARRANTY DEED, made this 22 day of December, 2003, by Nicholas J. Melone, a Married Man, and Maurice Dentici, a Married Man, hereinafter grantor, to Tammy M. Dentici, a Married Woman, whose post office address is: 1847 Magnolia St., Sarasota, FL 34239, hereinafter called the Grantee.

(Wherever 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 assignee 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, State of Florida, viz:

Lot 11 and the West 1/2 of Lot 13, Block "E", Poinsettia Park, according to the Plat thereof recorded in Plat Book 1, Page 143, of the Public Records of Sarasota County, Florida.

Subject to valid reservations, restrictions and easements of record.

The subject property does not represent the homestead property of Grantors, nor that of their spouses, nor is it contiguous thereto, as defined by the Florida Constitution.

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, and hereby warrants that 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, 2003.

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

Signed, sealed & delivered in the presence of:

Signature-Witness #1

BONNIE J. ANTCZAK
Print Name-Witness #1

Signature-Witness #2

Print Name-Witness #2

Nicholas J. Melone
1703 Main St.
Sarasota, FL 34236

Maurice Dentici
1703 Main St.
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was subscribed and sworn to before me this 22 day of December, 2003, by Nicholas J. Melone and Maurice Dentici

[ ] who is / are personally known to me
[✓] who has / have produced Dr. License as identification,
(type of identification)

and who acknowledged to and before me that they executed the same freely and voluntarily for the purposes therein expressed.

My Commission expires:
{NOTARIAL SEAL}

Signature
Print Name:
NOTARY PUBLIC - STATE OF FLORIDA
Commission No.

BONNIE J. ANTCZAK
MY COMMISSION # DD 036615
EXPIRES: June 25, 2005
Bonded Thru Notary Public Underwriters