

Return to: Tammy Dentici
Name: Azure Title Services
Address: 766 South Osprey Ave.
Sarasota, Florida 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004093620 1 PG
2004 MAY 17 09:33 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TFERNANDEZ Receipt#475290

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004093621 9 PGS
2004 MAY 17 09:33 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TFERNANDEZ Receipt#475290

This Instrument Prepared by:
✓ Tammy Dentici
Azure Title Services
766 South Osprey Ave.
Sarasota, Florida 34236

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: 609.00

Doc Stamp-Mort: 268.80
Intang. Tax: 153.41

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) I.D.#(s):
File No:2004061

WARRANTY DEED
(CORPORATION)



This Warranty Deed Made the 30th day of April, 2004, by Charles Marek, an unmarried man,
whose post office address is 5700 Midnight Pass Road, Sarasota, Fl., 33581, hereinafter called the
grantor,

to, Sarabay, LLC, a Florida Limited Liability Company, whose post office address is: 7442 North
Tamiami Trail, Suite B, Sarasota, Florida, 34243, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

**UNITS 9 & 10, IN BUILDING 2, OF THE OFFICE PARK, A CONDOMINIUM, UNDER THE
DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 1517 AT
PAGES 755 THROUGH 809, INCLUSIVE, AND AS PER FIRST AMENDMENT THERETO
RECORDED IN OFFICIAL RECORD BOOK 1552, PAGES 47 THROUGH 58, AND AS PER
SURVEY RECORDED IN CONDOMINIUM BOOK 19, PAGE 1 OF THE PUBLIC RECORDS
OF SARASOTA COUNTY, FLORIDA.**

More particularly described as:
2477 Stickney Point Road, Sarasota, Fl., 34238

**SUBJECT TO a non-exclusive 15-foot wide utility easement for road purposes in favor of
Rodgers Denham and Louise Denham. Subject to Easement Agreement Recorded in OR Book
1516, Page 1867, Public Records of Sarasota County, Florida.**

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 2003, reservations, restrictions and easements of record, if any.
*(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and
assigns of individuals, and the successors and assigns of corporation.)*

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be
hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

STATE OF FLORIDA
COUNTY OF Sarasota

witness Tammy M. Dentici
Just D. Kollman

Charles Marek,

The foregoing instrument was acknowledged before me this 30 day of April, 2004, by
Charles Marek. He is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:



Tammy M. Dentici
Commission #DD312318
Expires: Apr 20, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Printed Name: Tammy M. Dentici
Notary Public
Serial Number