

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004114901 1 PG
2004 JUN 14 08:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KOBBERG Receipt#487569

Return to: Fran Kiss
Name: Executive Title Insurance Services, Inc.
Address: 18501 Murdock Circle Suite 403
Port Charlotte, Florida 33948

This Instrument Prepared:
Fran Kiss
Executive Title Insurance Services, Inc.
18501 Murdock Circle Suite 403
Port Charlotte, Florida 33948

Doc Stamp-Deed: 43.40

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

Property Appraisers Parcel I.D. (Folio) Number(s):
0952-12-3323

File No: 9041651



WARRANTY DEED

This Warranty Deed Made the ___ day of May, 2004, by Sarah L. Fleming, hereinafter called the grantor, whose post office address is: Route 3, Box 216, Metter, GA 30439

to Christopher P. George, whose post office address is: 112C Weybridge Circle, Royal Palm Beach, FL 33411, 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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 23, Block 1233, 27th Addition to Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 15, Page(s) 11, 11A through 11M, inclusive, of the Public Records of Sarasota County, Florida.

The grantors herein certify that the above property is vacant and unimproved and is not a part of nor contiguous to any homestead of the grantors.

The property is not the homestead of the Grantor(s).

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 January 1, 2004, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE WITNESSES REQUIRED)

1st Witness Signature: [Signature]
Printed Name: _____

[Signature]
Sarah L. Fleming

2nd Witness Signature: [Signature]
Printed Name: _____

STATE OF Georgia
COUNTY OF Emanuel

The foregoing instrument was acknowledged before me this 10 day of May, 2004, by Sarah L. Fleming, who is/are personally known to me or who has/have produced driver license(s) as identification, and who did / did not take an oath.

My Commission Expires:

[Signature]
Notary Signature
Print Name:
Serial Number

SEAL

