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2004 JUL 20 03:24 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
RAGIORDA Receipt#502583

PREPARED BY/RETURN TO:

TIMOTHY W. GENSMER, P.A.  
2831 RINGLING BLVD.  
SUITE 202-A  
SARASOTA, FLORIDA 34237  
Property Appraisers  
Parcel Identification No 2033090057

Doc Stamp-Deed: 588.00

**WARRANTY DEED**

**THIS WARRANTY DEED** made the 14<sup>th</sup> day of July, 2004, **BETWEEN** Andrew Visaggio and Joseph Visaggio, husband and wife, whose mailing address is 5708 Firestone Court, Lot #86, Sarasota, Florida 34238, hereinafter called the grantor, to Andrew Visaggio and Josephine Visaggio, husband and wife, whose mailing address is 5708 Firestone Court, Lot #86, Sarasota, Florida 34238 and Johanna Florio, a single woman, as joint tenants with rights of survivorship, whose address is 457 S. Chartley Court, Sarasota, FL 34232, hereinafter called the grantee:

"Grantor" and "Grantee" are used for singular or plural, as context requires.

**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, to wit:

Lot 26, CHARTLEY COURT, according to the map or plat thereof as recorded in Plat Book 31, Page(s) 24, 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.

Grantor warrant that this parcel is not Homestead of Grantor nor contiguous to any Homestead of Grantor.

**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, 2003; conditions, restrictions, limitations, reservations, easements, and other matters of record.

**IN WITNESS WHEREOF**, the same grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESS  
PRINT NAME: Theresa G. Weaver

Andrew Visaggio

WITNESS  
PRINT NAME: TIMOTHY W. GENSMER

Theresa M. Weaver  
WITNESS  
PRINT NAME: Theresa G. Weaver

Josephine Visaggio  
Josephine Visaggio

Timothy W. Gensmer  
WITNESS  
PRINT NAME: TIMOTHY W. GENSMER

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, personally appeared **Andrew Visaggio and Josephine Visaggio**, to me known to be the persons described in or who have produced the following identification Fla Drivers License and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14<sup>th</sup> day of July, 2004.

Timothy W. Gensmer  
Notary Public  
My Commission Expires:

