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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DMANNING Receipt#523990

Return to: **2641 GATELY DRIVE W., #305, WEST PALM BEACH, FLORIDA 33415**

This Instrument Prepared by:

HARBOR TITLE L.C.
246 Royal Palm Beach Blvd.
Royal Palm Beach, Florida 33411
Property Appraisers Parcel Identification (Folio) Numbers:
0952-12-3322
Grantee SS #:

Doc Stamp-Deed: 133.00



SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **25th** day of **August**, A.D. **2004** by **HAYDEN M. WEAVER** and **BERNICE D. WEAVER, HUSBAND AND WIFE**, herein called the grantors, whose post office address is **3843 RIDGE ROAD, BUFORD, GA 30519-3709**,

to **SUSANN M. CLARK, A SINGLE WOMAN** whose post office address is **2641 GATELY DRIVE W., #305, WEST PALM BEACH, FLORIDA 33415**, 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 assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz:

LOT 22, BLOCK 1233 OF 27TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FORIDA.

Subject to easements, restrictions and reservations of record and to taxes for the year 2001 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Hayden M. Weaver
Signature
Hayden M. Weaver
Printed Signature
A. Pinson Randhawa
Signature
A. PINSON RANDHAWA
Printed Signature

Hayden M. Weaver L.S.
HAYDEN M. WEAVER

Bernice D. Weaver L.S.
BERNICE D. WEAVER

STATE OF GEORGIA
COUNTY OF *Georgia*

The foregoing instrument was acknowledged before me this *2* day of *September*, 20*04* by HAYDEN M. WEAVER and BERNICE D. WEAVER who are personally known to me or have produced *Driver's license* as identification *state of Georgia*

Shane A. Stanley
Notary Signature
Shane A. Stanley
Printed Notary Signature

