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RETURN TO GRANTEE(S)

Prepared by:
Laurel Reiber
MSC Title, Inc.
40 North Osprey Avenue
Sarasota, Florida 34236

File Number: 2031989

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004203552 2 PGS
2004 OCT 22 02:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
GBURCH Receipt#539323

Doc Stamp-Deed: 122.50

RETURN TO GRANTEE

General Warranty Deed



✓ Made this September 30, 2004 A.D. By **Gloria E. Smith, an unmarried woman**, whose address is: 553 Folts Road, Herkimer, NY 13350, hereinafter called the grantor, to **Derek Johnson, an unmarried man**, whose post office address is: 15847 Arbela Drive, Whittier, CA 90603, hereinafter called the grantee:

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars, (\$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, viz:

Lot 15, Block 1267, TWENTY SEVENTH 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, Florida.

Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

Parcel ID Number: **0954-12-6715**

Donald L. Martin and Ruby L. Martin were continuously married without interruption up and through the death of Donald L Martin on 10/15/78.

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 December 31, 2003.

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

Signed, sealed and delivered in our presence:

① Leighton R Burns

Witness Printed Name
LEIGHTON R BURNS
Witness Signature

Gloria E. Smith
(Seal)
Gloria E. Smith
Address: 553 Folts Road, Herkimer, NY 13350

② Margaret A. Olson
Witness Signature

Witness Printed Name
Margaret A. Olson
State of New York

(Seal)
Address:

County of Herkimer

The foregoing instrument was acknowledged before me this 22nd day of September, 2004, by Gloria E. Smith, an unmarried woman, who is/are personally known to me or who has produced Drivers License as identification.

Leighton R Burns
Notary Public
Print
Name: **LEIGHTON R. BURNS, NOTARY PUBLIC**
APPOINTMENT IN HERKIMER COUNTY
My Commission Expires: **MY COMMISSION EXPIRES OCT. 31, 2006**