

Prepared by:  
Danita Johnson  
Platinum Title Insurance, Inc.  
12763 Tamiami Trail  
North Port, Florida 34287

File Number: PC04-0179

RECORDED IN OFFICIAL RECORDS  
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2004 NOV 04 03:11 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
MTAYLOR Receipt#543915  
Doc Stamp-Deed: 238.00



### General Warranty Deed

✓ Made this 26<sup>th</sup> day of October, 2004 A.D. By **John J. Kokoruda, Jr.**, whose post office address is: 141 Jordans Journey, Williamsburg, VA 23185, hereinafter called the grantor, to **RK Properties, LLC, a Florida Limited Liability Company**, whose post office address is: 11900 Biscayne Blvd. Suite #503, Miami, FL 33183, 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:

Lots 6 and 7, Block 619, Replat of a Portion of 14th Addition to Port Charlotte Subdivision, a subdivision, according to the plat thereof recorded in Plat Book 15, Page 9, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0969-06-1906**

**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.

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

**Signed by 2 DIFFERENT witnesses NOT related to the seller(s)**

✓ X Kay F. Ray  
Witness Printed Name KAY F. RAY

John J. Kokoruda, Jr. ✓  
Address: 141 Jordans Journey, Williamsburg, VA 23185

✓ X Craig A. Harris  
Witness Printed Name CRAIG S. HARRIS

3167 CHICKAHOMINY RD.  
TOANO, VA 23168-9006  
Address:

✓ State of Virginia  
County of Stafford

✓ The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of October, 2004, by John J. Kokoruda, Jr., who is/are personally known to me or who has produced VA D.L. as identification.

✓ SEAL

Kay F. Ray  
Notary Public  
Print Name: KAY F. RAY  
My Commission Expires: March 31, 2007

