

rec. \$10.00
doc \$224.00

This Instrument Prepared by and Return to:

Michael R. McKinley
McKinley, Ittersagen, Gunderson & Berntsson
18401 Murdock Circle
Port Charlotte, Florida 33948

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004231679 1 PG
2004 DEC 06 05:41 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#555670
Doc Stamp-Deed: 224.00

Property Appraisers Parcel I.D. Number: 951145612

File No:20046890 @

WARRANTY DEED
(CORPORATION)



This Warranty Deed Made the 30th day of November, 2004, by
NEW VISTA PROPERTIES, INC., a Florida corporation, and having its place of business at 15500
NEW BARN ROAD, STE 100, MIAMI LAKES, Florida 33014, hereinafter called the grantor, and

WILFREDO OCASIO and PATRICIA OCASIO, husband and wife, whose post office address is:
c/o New Vista Properties, Inc., 15500 New Barn Rd., Suite 100, Miami Lakes, Florida 33014,
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, by these presents grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 12, Block 1456, 30TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a
subdivision according to the plat thereof, recorded in Plat Book 15, Pages 14, 14A through
14Q, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year
2005 and subsequent years.

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.
*(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and
assigns of individuals, and the successors and assigns of corporation.)*
In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be
hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Printed Name: Vanessa Montero

NEW VISTA PROPERTIES, INC.
By: [Signature]
Janile Garcia Deeding Officer

Witness Signature: [Signature]
Printed Name: Melissa Compte

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 1 day of December, 2004, by Janile Garcia
~~Deeding Officer~~ NEW VISTA PROPERTIES, INC., a Florida corporation, on behalf of the corporation.
He/she is personally known to me or who has produced driver license(s) as identification.

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

Melissa Compte
Commission #DD330688
Expires: Jun 20, 2008
Bonded Thru
Atlantic Bonding Co., Inc.