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Prepared by  
Sally Crick, an employee of  
First American Title Insurance Company  
1041 U.S. Highway 41 Bypass South  
Venice, Florida 34285  
(941) 483-4778

Return to: Grantee

File No.: 1028-698648

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2005001569 3 PGS

2005 JAN 04 01:26 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
TFERNANDEZ Receipt#566830

Doc Stamp-Deed: 3,675.00

## WARRANTY DEED



This indenture made on **January 03, 2005 A.D.**, by

**Robert E. Sklar**

whose address is: **2875 Sarasota Golf Club Blvd., Sarasota, FL 34240**  
hereinafter called the "grantor", to

**Greg Leach**

✓ whose address is: **681 Trojan Rd. Venice, FL 34293**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

**A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SEMINOLE DRIVE AND THE WESTERLY RIGHT OF WAY LINE OF U.S. #41 TAMiami TRAIL, THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. #41 TAMiami TRAIL, SOUTH 34°09'10" EAST, (ON AN ASSUMED BEARING) 700.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. #41 TAMiami TRAIL, SOUTH 34°09'10" EAST, 220.48 FEET; THENCE SOUTH 55°50'50" WEST, 190.00 FEET TO A POINT ON THE EASTERLY LINE OF THE PLAT OF "SOUTH VENICE, UNIT 32" AS RECORDED IN PLAT BOOK 6, PAGE 86, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE ALONG THE EASTERLY LINE OF THE SAID PLAT OF "SOUTH VENICE, UNIT 32", NORTH 34°09'10" WEST, 220.48 FEET, THENCE NORTH 55°50'50" EAST, 190.00 FEET TO THE POINT OF BEGINNING.**

Parcel Identification Number: **0449-12-0085**

INSTRUMENT # 2005001569

3 PGS

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

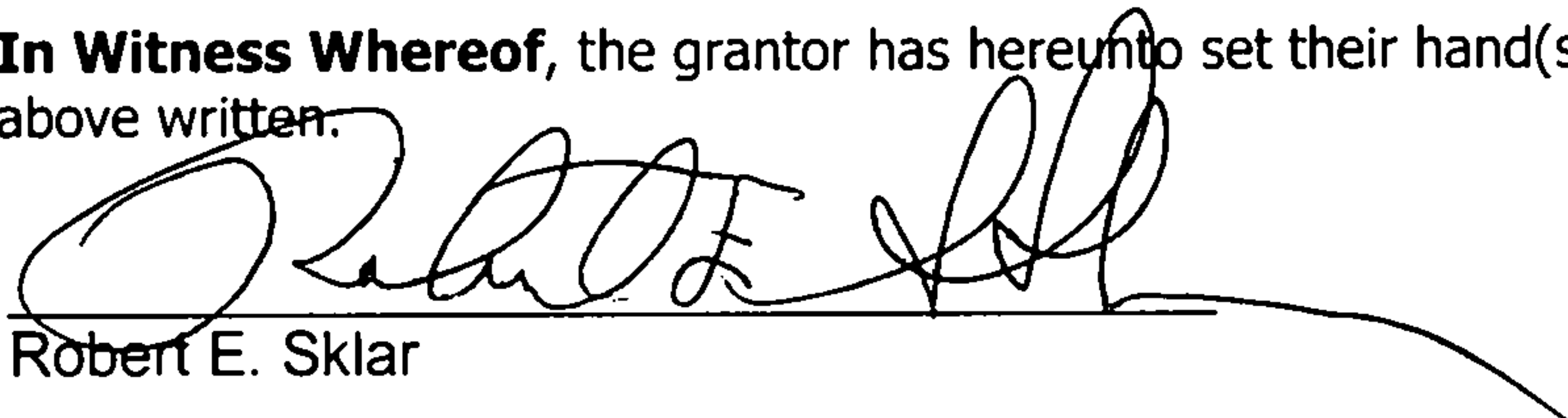
**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

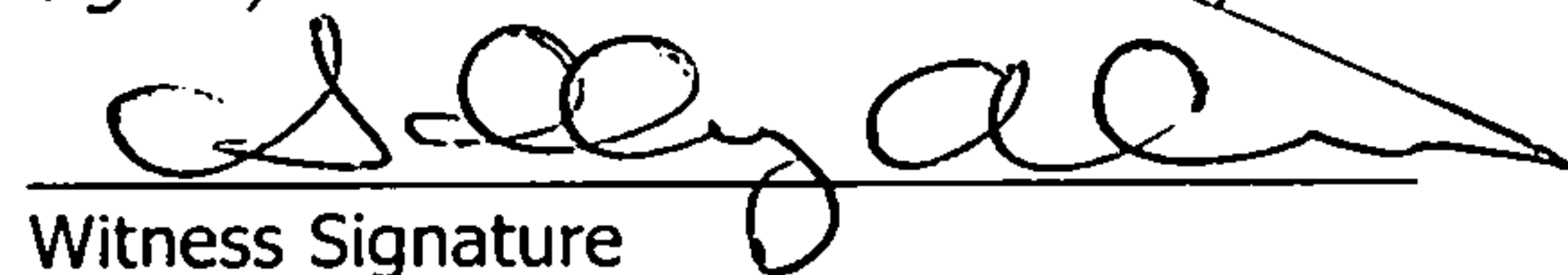
**To Have and to Hold**, the same in fee simple forever.

**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 31st of 2004.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
Robert E. Sklar

*Signed, sealed and delivered in our presence:*

  
Witness Signature

Print Name: SALLY A. CRICK

  
Witness Signature


Print Name: ANGELA BALSINGER

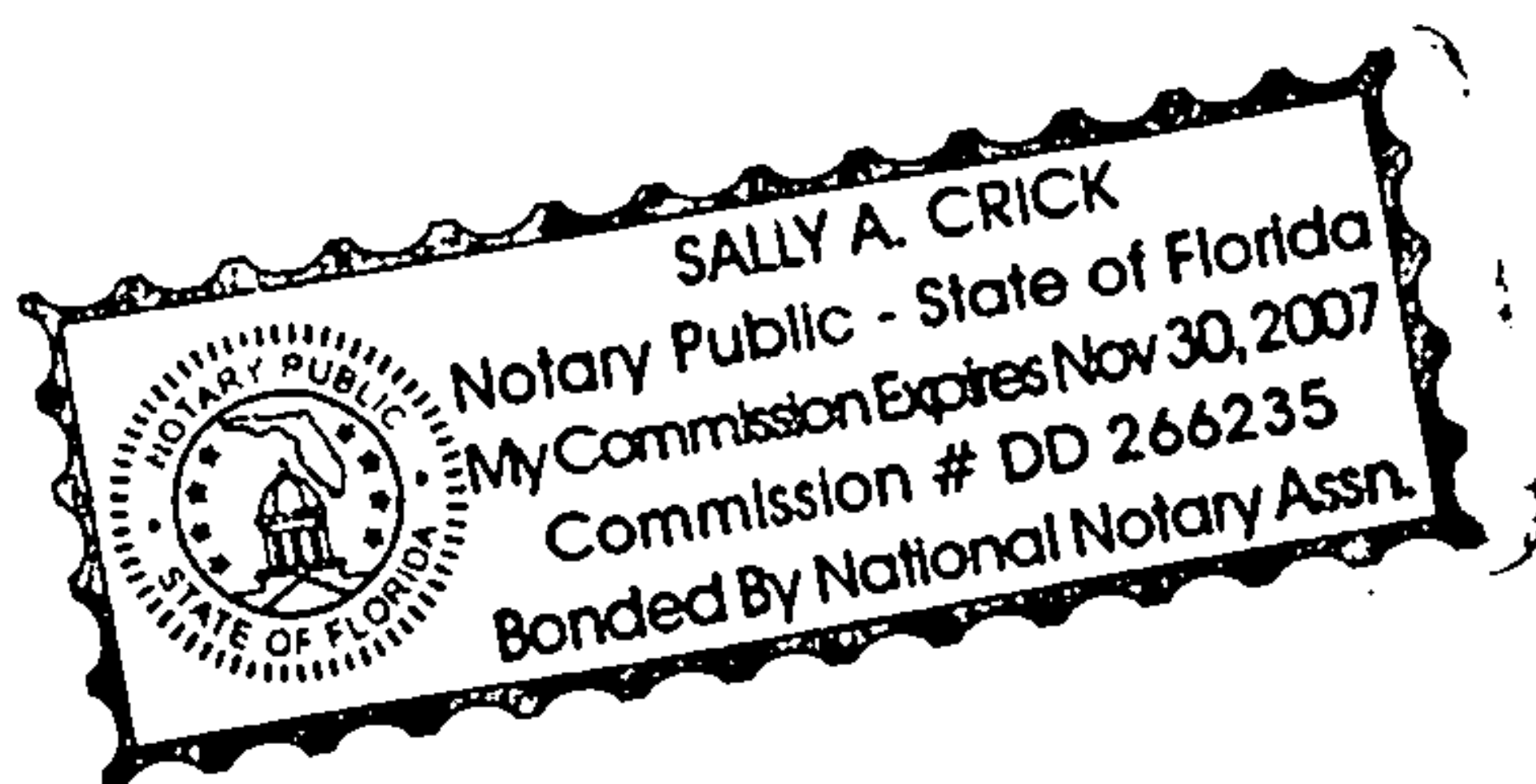
INSTRUMENT # 2005001569  
3 PGS

State of **Florida**

County of **Sarasota**

**The Foregoing Instrument Was Acknowledged** before me on **January 03, 2005**, by **Robert E. Sklar** who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
NOTARY PUBLIC



\_\_\_\_\_  
Notary Print Name  
My Commission Expires: \_\_\_\_\_