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INSTRUMENT # 2005013787 1 PG
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TFERNANDEZ Receipt#574053

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Don Jones
Tropical Gulf Properties, LLC
2134 Greendale Drive
Sarasota, Florida 34232

Property Appraisers Parcel Identification (Folio) Numbers: 0949-13-7407

Doc Stamp-Deed: 175.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 12th day of January, 2005 by Tropical Gulf Properties, LLC, a Florida Limited Liability Company, herein called the grantor, to Michael E. Weston, whose past office address is 120 Buckminster Way, Portsmouth, NH 03801, 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 grantor, 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 CHARLOTTE County, State of Florida, viz.:

Lot 7, Block 1374, 28TH ADDITION TO PORT CHARLOTTE

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 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 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, and hereby 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, sealed and delivered in the presence of:

Agneszka Izdebska
Witness #1 Signature

AGNIESZKA IZDEBSKA
Witness #1 Printed Name

Dakene O'Donnell
Witness #2 Signature

Dakene O'Donnell
Witness #2 Printed Name

Tropical Gulf Properties, LLC, a Florida Limited Liability Company

By: Don Jones, Managing Member



STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 12th day of January, 2005 by Don Jones, as Managing Member of Tropical Gulf Properties, LLC, a Florida limited liability company. He/She is personally known to me or has produced _____ as identification.

SEAL

Agneszka Izdebska
Notary Signature

AGNIESZKA IZDEBSKA
Printed Notary Signature

