



2005035930

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2005035930 1 PG  
2005 FEB 22 03:10 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#586982

THIS INSTRUMENT PREPARED BY AND RETURN TO:

First Florida Guaranty Title, Inc.  
10696 South Federal Highway Suite **CE**  
Port St. Lucie, Florida 34952  
Property Appraisers Parcel Identification (Folio) Numbers: **0973-17-0028**

Doc Stamp-Deed: 175.00

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**THIS WARRANTY DEED**, made the 9th day of February, 2005 by Francis J. MacDonald, whose post office address is 353 S. U.S. Highway One, Unit B409W, Jupiter, FL 33477 herein called the grantor, to Tropical Gulf Properties, LLC, a Florida Limited Liability Co., whose post office address is 2134 Greendale Drive, Sarasota, FL 34232, 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 SARASOTA County, State of Florida, viz.:

Lot 28, Block 1700, 36<sup>th</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, a Subdivision according to the plat thereof, as recorded in Plat Book 16, Page 3, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2004 and thereafter.

**\*\*\*THE PROPERTY DESCRIBED HEREIN IS VACANT & UNIMPROVED & IS NOT THE HOMESTEAD OF THE GRANTOR\*\*\***

**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:

*[Signature]*  
Witness #1 Signature

*[Signature]*  
Francis J. MacDonald

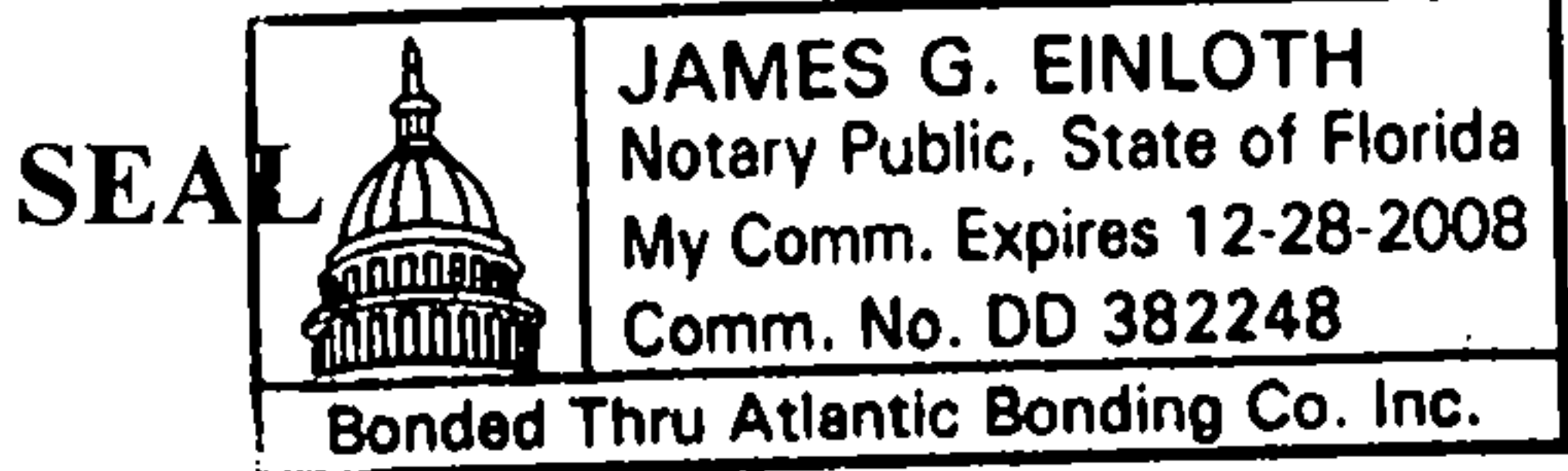
Amy A. Gieragi  
Witness #1 Printed Name

*[Signature]*  
Witness #2 Signature

JAMES G. EINLOTH  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February, 2005 by Francis J. MacDonald who is personally known to me or has produced NA DRIVER'S LIC as identification.



*[Signature]*  
Notary Public

JAMES G. EINLOTH  
Printed Notary Name

My Commission Expires: 12-28-08