

2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005040878 2 PGS
2005 FEB 28 06:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#589922

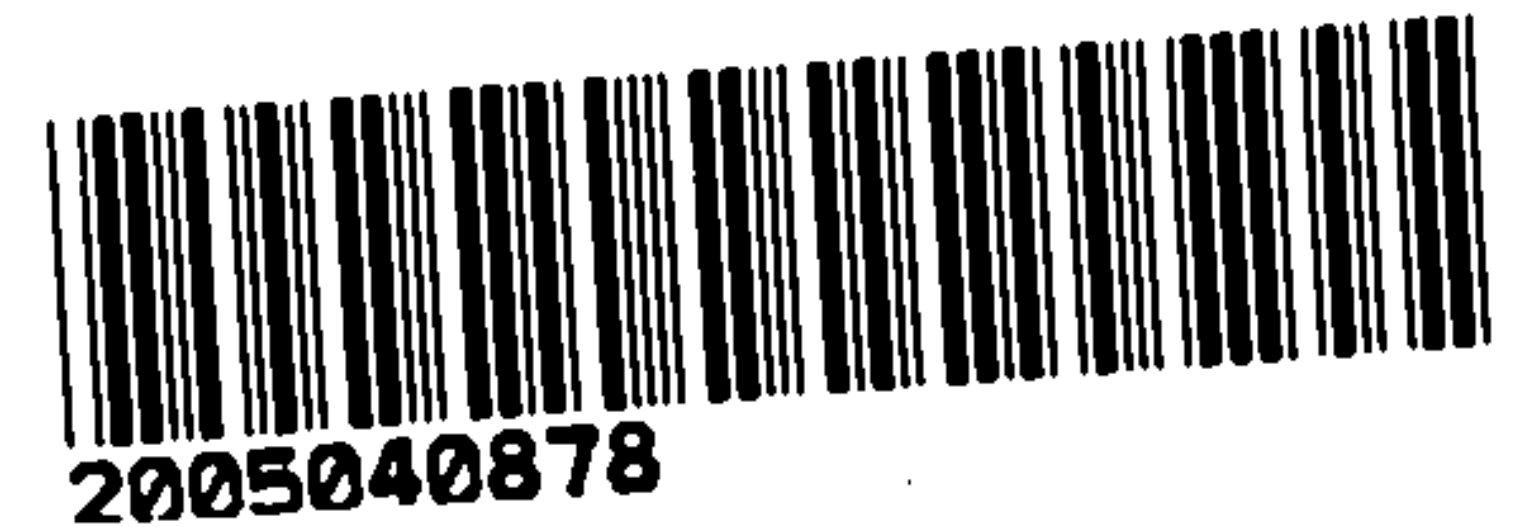
NTESFL File Number: 200501049

FWD EX

Prepared by and Return to:
Darlene O'Donnell, an employee of
National Title & Escrow Services of Florida, LLC
3277 Fruitville Road, Unit D2
Sarasota, Florida 34237

Doc Stamp-Deed: 182.00

WARRANTY DEED



This indenture made on 18th day of February, 2005 A.D., by **Richard J. Mann and Marjorie L. Mann, husband and wife**, whose address is 256 N Main Street, Moro, IL 62067, hereinafter called the "grantor", to **Tropical Gulf Properties, LLC, a Florida Limited Liability Company** whose address is 2134 Greendale Drive, Sarasota, FL 34232, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation of 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, allens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota, County, Florida, to-wit:

LOT 13, BLOCK 1456, THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 0951-14-5613

Subject to covenants, conditions, restrictions and easements of record and taxes for the current year.

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.

National Title & Escrow
Services of Florida, LLC

INSTRUMENT # 2005040878
2 PGS

Signed, sealed and delivered in our presence:

Wanda Lee Bourland

Witness: WANDA LEE BOURLAND

Amy L. Deist

Witness: Amy L. Deist

Richard J. Mann

Richard J. Mann

Marjorie L. Mann

Marjorie L. Mann

State of Illinois
County of Madison

Sworn To, Subscribed and Acknowledged before me on this 18th day of February, 2005, by **Richard J. Mann and Marjorie L. Mann**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Wanda Lee Bourland

NOTARY PUBLIC

Printed Name: WANDA LEE BOURLAND

My Commission Expires: Sept 6, 2008

