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INSTRUMENT # 2005047170 1 PG
2005 MAR 08 03:36 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#593742
Doc Stamp-Deed: 0.70

THIS INSTRUMENT PREPARED BY:
ROBERT J. DeBOER, ESQ.
KANETSKY, MOORE & DeBOER, P.A.
227 Nokomis Avenue South
Venice, FL 34285

Parcel ID Number: 441-10-1124

WARRANTY DEED



This Indenture, Made this 23 day of February, 2005, between LEANDER A. SWANSON and MARY C. SWANSON, husband and wife, as to an undivided one-half interest, Grantor, whose address is 201 Glenview Drive, New Kensington, PA 15068, and JOHN SWANSON and MELISSA SWANSON, husband and wife, Grantee, whose address is c/o 809 Montrose Drive, Unit 204, Venice, FL 34293.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Unit 204, Building 7, THE GARDENS II OF ST. ANDREWS PARK AT THE PLANTATION, a Condominium according to the Declaration of Condominium recorded in Official Records Book 2908, Page 380, as amended, and as per Plat there of recorded in Condominium Book 31, Page 35, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, zoning, applicable governmental regulations and taxes beginning with the year 2004.

EXAMINATION OF TITLE TO THE SUBJECT PROPERTY WAS NOT UNDERTAKEN IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

Brenda A DeMeno
Printed Name: Brenda A DeMeno

Dianne Barbiaux
Printed Name: Dianne Barbiaux

Leander A. Swanson
LEANDER A. SWANSON
Mary C. Swanson by Leander A. Swanson, her attorney-in-fact
MARY C. SWANSON, by LEANDER A. SWANSON, her attorney-in-fact

STATE OF PENNSYLVANIA
COUNTY OF WESTMORELAND

The foregoing instrument was acknowledged before me this 23rd day of February, 2005, by LEANDER A. SWANSON, individually and as attorney-in-fact for MARY C. SWANSON, who is personally known to me or who has produced a driver's license as identification.

Notarial Seal
Deborah L. Virgin, Notary Public
City of New Kensington, Westmoreland County
My Commission Expires July 23, 2005
Member, Pennsylvania Association of Notaries

Deborah L. Virgin
Signature
Printed Name: Deborah L. Virgin
Notary Public
Commission No. _____
My Commission Expires: July 23, 2005

RETURN TO
↑
KANETSKY, MOORE
& DeBOER, P.A.