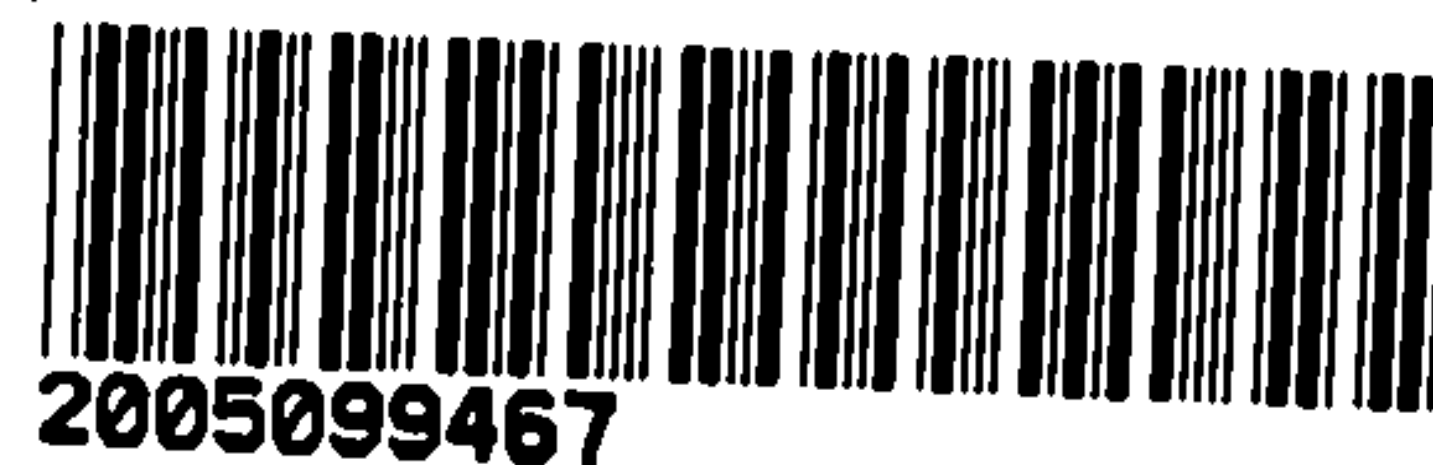


2
FAT
Box 32
Prepared by
Diane Palm, an employee of
First American Title Insurance Company
5481 Northeast St. James Boulevard
Port St. Lucie, Florida 34983
(772) 344-6776

Return to: Grantee

File No.: 2095-802236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005099467 2 PGS
2005 MAY 10 02:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#624664
Doc Stamp-Deed: 189.00



WARRANTY DEED

Made this 4 MAY, of 20 05 by and between

Micheal S. Jenkins

whose address is: **2001 Indian Trail, Lot 52, Harker Heights, TX 76548**
hereinafter called the "grantor", to

Gavin Russell and Shari Russell and Natasha Hurd

whose post office address is: **3841 Ridley Street, Port St. Lucie, FL 34953**
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:

Lot 27, Block 1287 of TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION, according to the Plat thereof as recorded in Plat Book 15, Page(s) 3, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0971-12-8727**

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.

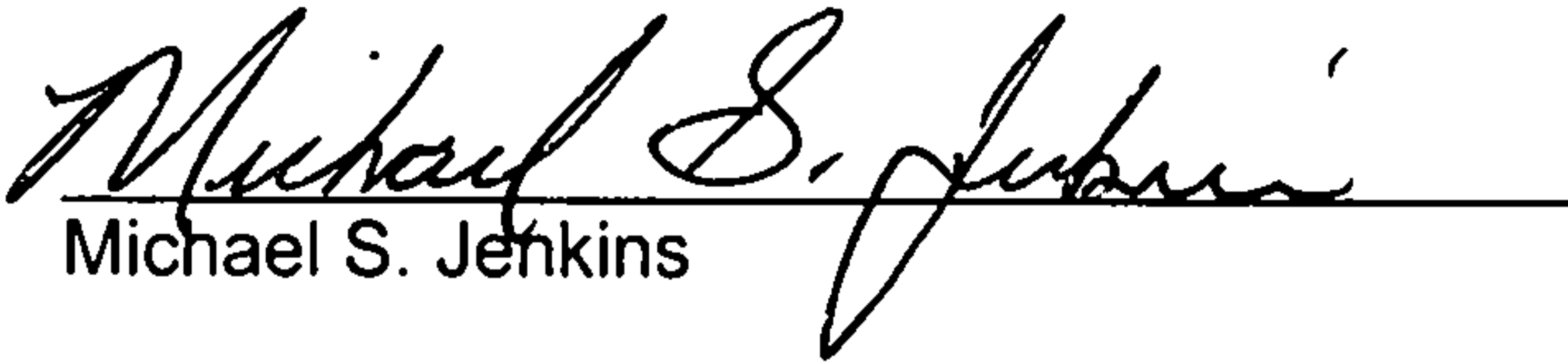
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.


Michael S. Jenkins

Signed, sealed and delivered in the presence of these witnesses:


Witness Signature

Print Name: Edward Mouchie

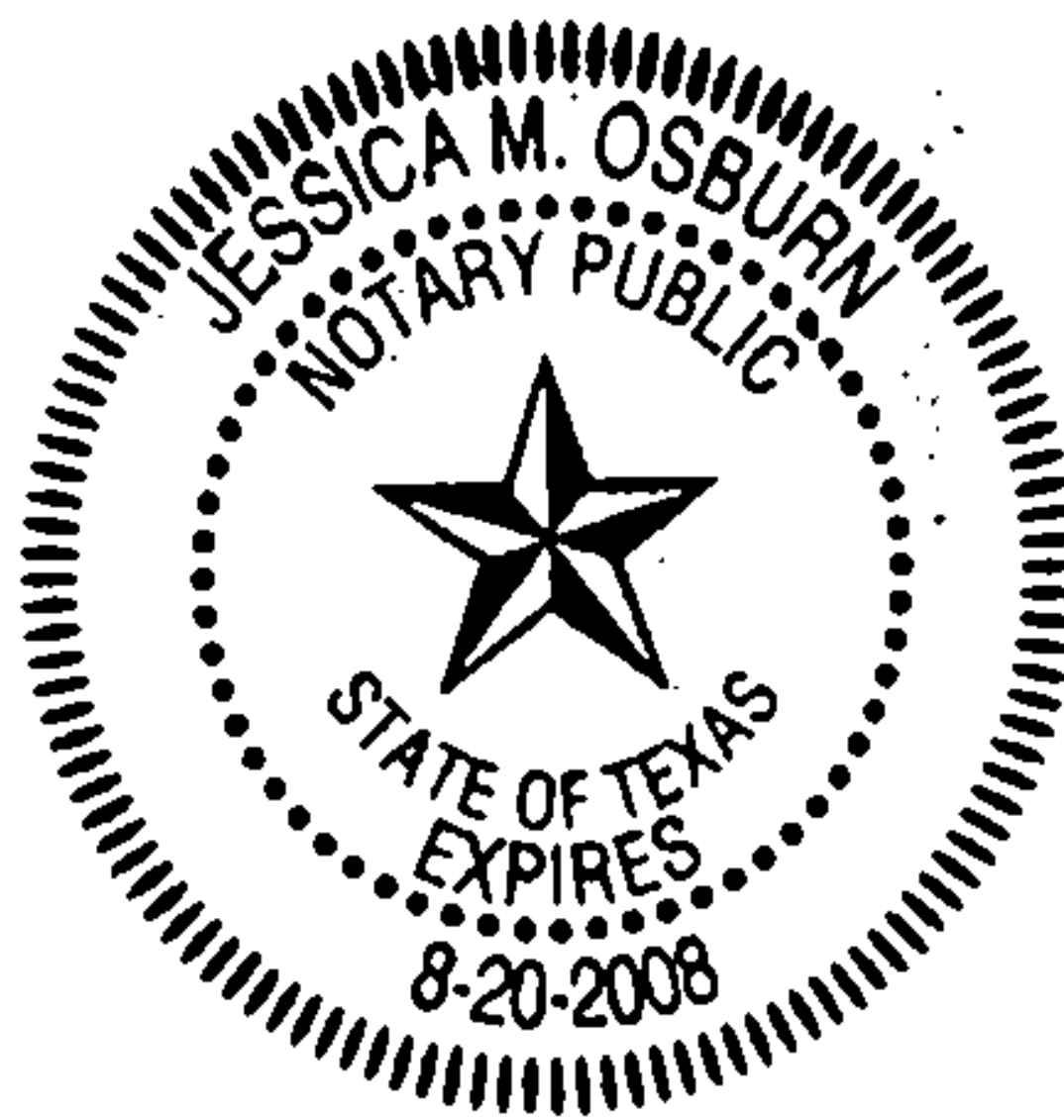

Witness Signature

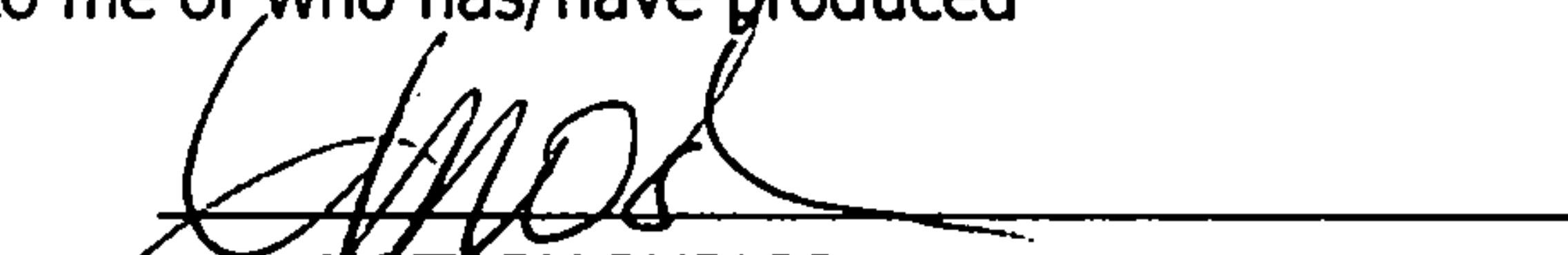
Print Name: Michelle DeLuca

State of Texas

County of Bell

The Foregoing Instrument was Acknowledged before me on 4 May 2005, by **Micheal S. Jenkins** who is/are personally known to me or who has/have produced TX DL #1312707 as identification.




NOTARY PUBLIC

Jessica Osburn
Notary Print Name
My Commission Expires: 8/20/08