

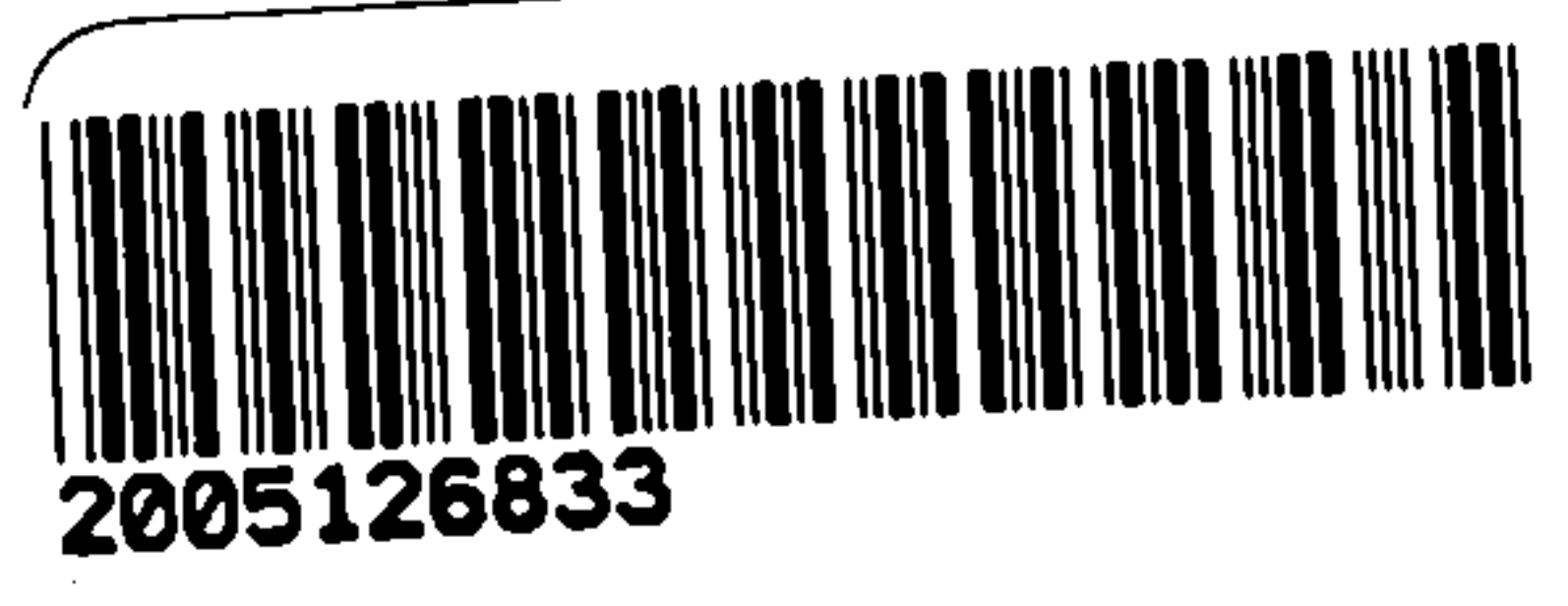
REC. 10.00
DOCS. 4200.00

PREPARED BY & RETURN TO:
Steven W. MacCris, P.A.
227 Pensacola Road
Venice, FL 34285

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005126833 1 PG
2005 JUN 13 08:51 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
GBURCH Receipt#640371

Doc Stamp-Deed: 4,200.00

Parcel ID Number: 0408-09-0001



Warranty Deed

This Indenture, Made this ^{7th}~~10th~~ day of June, 2005 A.D., Between
DAVID ANGELL and BETH ANGELL, husband and wife

of the County of Sarasota, State of Florida, grantors, and
TODD J. AUSTIN and TERRI M. AUSTIN, husband and wife

whose address is: 1139 Sleepy Hollow Court, Venice, FL 34285

of the County of Sarasota, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Sarasota State of Florida to wit:

The South 20 feet of Lot 20, all of Lot 21, and the North 25 feet of
Lot 22, Block 208-C, Replat of Blocks 206 and 208, EDGEWOOD SECTION
OF VENICE, according to the Plat thereof recorded in Plat Book 2,
Page 217, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if
any, and taxes for 2005 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

Printed Name: STEVEN W. MACCRIS
Witness

DAVID ANGELL (Seal)
P.O. Address: 1778 Bayshore Drive, Englewood, FL 34223

Printed Name: DENISE A. ROLPH
Witness

BETH ANGELL (Seal)
P.O. Address: 1778 Bayshore Drive, Englewood, FL 34223

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this ^{7th}~~10th~~ day of June, 2005 by
DAVID ANGELL and BETH ANGELL, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.



STEVEN W. MACCRIS
MY COMMISSION # DD 331597
EXPIRES: September 25, 2008
Bonded Thru Budget Notary Services

Printed Name: _____
Notary Public
My Commission Expires: _____