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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MMARSH Receipt#643409

File No. **20051833**

Parcel I.D. No.: #**2005-01-0046**

Doc Stamp-Deed: 1,890.00

RETURN TO:
SOUTHWEST FLORIDA TITLE SERVICES
2831 RINGLING BLVD. SUITE B106
SARASOTA, FL 34237

This instrument Prepared By and Return to:

Victoria L. Butler

SOUTHWEST FLORIDA TITLE SERVICES, INC.

2831 Ringling Blvd., Suite B-106

Sarasota, FL 34237

Grantee S.S. No.:

Name: Michael C. Dowie

Grantee S.S. No.:

Name: Ann E. Donnelly-Dowie



2005132486

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WARRANTY DEED

THIS INDENTURE, made and executed the **16th** day of **June, 2005**, by **Booker T. Jackson and Alfreda S. Jackson, husband and wife**, whose post office address is 3905 75th Drive East, Sarasota, FL, 34243, hereinafter referred to as "Grantor", to **Michael C. Dowie and Ann E. Donnelly-Dowie, husband and wife**, whose post office address is 3500 Riviera Drive, Sarasota, FL, 34232, hereinafter referred to as "Grantee":

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, 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 22, Greenwood Subdivision as per plat thereof recorded in Plat Book 2, page 137, of the Public Records of Sarasota County, Florida.

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; 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:

- (1) Taxes accruing subsequent to December 31, 2003;
- (2) Easements, Restrictions and Reservations of Record, but reference hereto shall not serve to reimpose same.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Witness:
Victoria L. Butler
Printed Name:
Victoria L. Butler

Booker T. Jackson
Booker T. Jackson
3905 75th Drive East
Sarasota, FL 34243

Witness:
Melanie Lieberman
Printed Name:
Melanie Lieberman

Alfreda S. Jackson
Alfreda S. Jackson
3905 75th Drive East
Sarasota, FL 34243

STATE OF FLORIDA:
COUNTY OF SARASOTA:

The foregoing instrument was acknowledged before me this 16 day of June, 2005, by Booker T. Jackson and Alfreda S. Jackson, , who is/are personally known to me or who have produced their driver's license(s) as identification and who did not take an oath.

Victoria L. Butler
Victoria L. Butler

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
My commission expires:



Victoria L. Butler
Commission #DD189939
Expires: Mar 21, 2007
Bonded Thru
Atlantic Bonding Co., Inc.