

Return to: 050301535
Name: AACTION TITLE AGENCY, INC. ✓
Address: 13005 Tamiami Trail
North Port, Florida 34287
This Instrument Prepared by: HEATHER L. AKERS
AACTION TITLE AGENCY, INC.
13005 Tamiami Trail
North Port, Florida 34287

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005137278 1 PG
2005 JUN 24 10:50 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#646272
Doc Stamp-Deed: 2,450.00

1/29
10:00
2450
00 0576

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Folio) Number(s):
791-04-0015

Grantee(s) S.S.#(s):
FILE NO: 050301535

WARRANTY DEED



This Warranty Deed Made this 9th day of June, 2005
by BRIAN W.G. BURTCH

whose marital status is:
hereinafter called the grantor, whose post office address is: 9100 DEER COURT VENICE, FL 34293

to U.S. HOME, A DELAWARE CORPORATION

whose post office address is: 551 N. CATTLEMAN ROAD, #200 SARASOTA, FL 34232

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, 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, viz:
Lots 23, 24 and 25, Block 2, WARM MINERAL SPRINGS, UNIT 78,
according to the Plat thereof, as recorded in Plat Book 9, at
Pages 7, 7A, of the public Records of Sarasota County, Florida.

Grantor covenants the subject property is not the homestead of
the Grantor nor is it contiguous to any portion thereof. Grantor
resides at 9100 DEER COURT VENICE, FL 34293

This property [is] [is not] the homestead of the Grantor(s).

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 taxes accruing subsequent to December 31, 2005, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: _____

Witness Printed Name: Heather L. Akers

Witness Signature: _____

Witness Printed Name: JAN M. JENNINGS

Witness Signature: _____

Witness Printed Name: _____

Witness Signature: _____

Witness Printed Name: _____


BRIAN W.G. BURTCH (Seal)

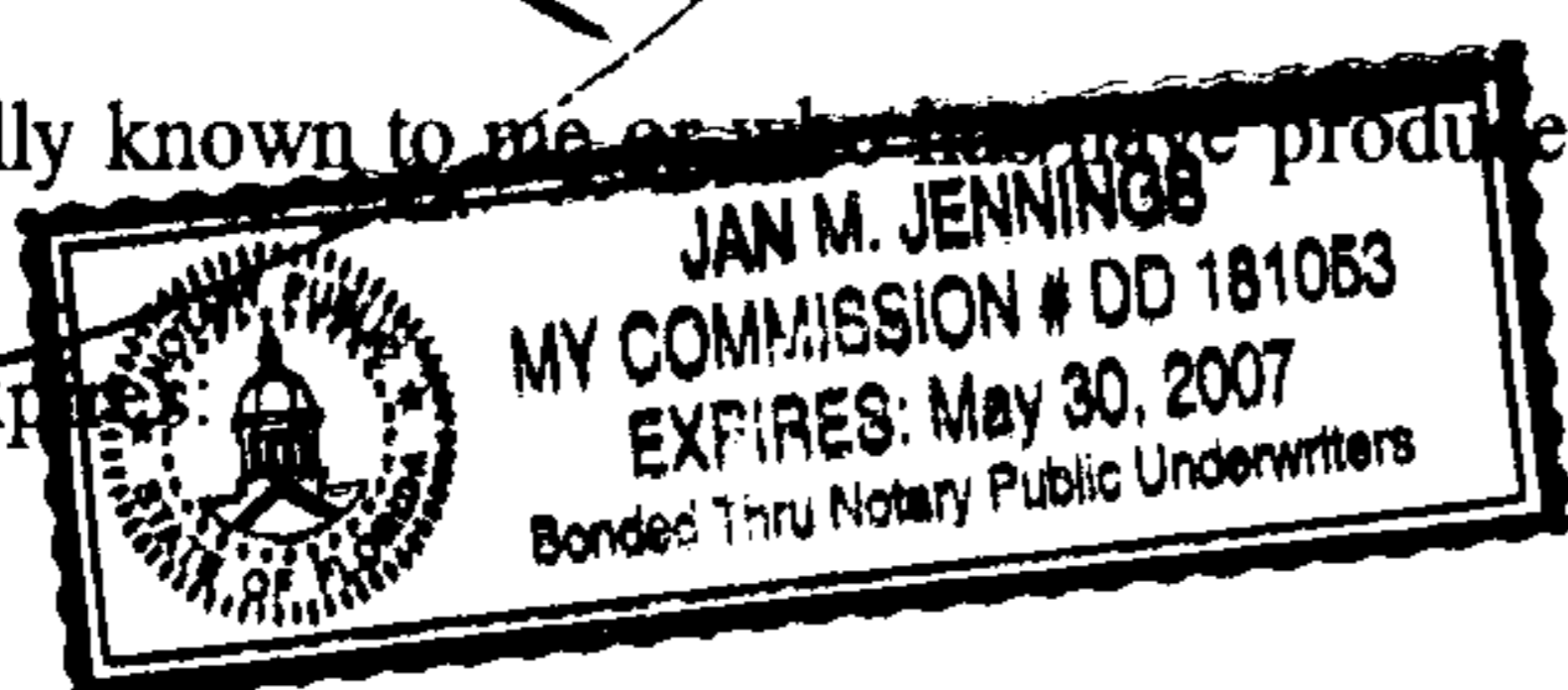
STATE OF Florida
COUNTY OF Charlotte

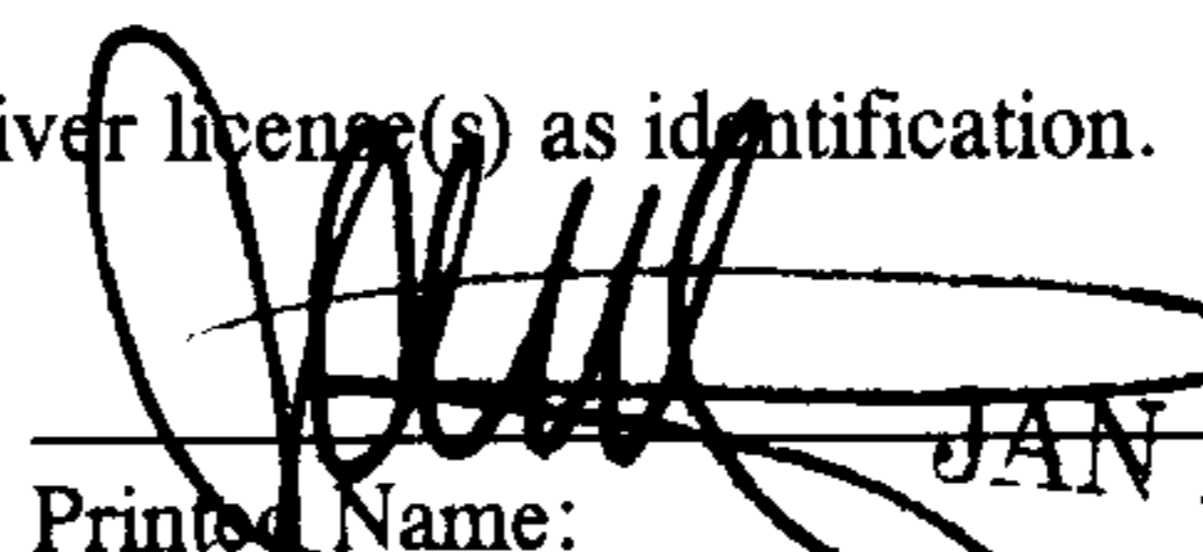
The foregoing instrument was acknowledged before me this
by BRIAN W.G. BURTCH

9th day of June 2005

who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:
Serial Number:




Printed Name: JAN M. JENNINGS
Notary Public