

Prepared by and return to:
Lauren Kohl-Helbig
Gibson, Kohl-Helbig & Wolff, P.L.
1800 Second Street, Ste 901
Sarasota, FL 34236
File Number: 5116



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005161473 1 PG
2005 JUL 22 03:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MMARSH Receipt#659817

Warranty Deed

Doc Stamp-Deed: 1,575.00

Made this July 21, 2005 A.D. By STEPHEN SIMON, a married man, 3905 S. Shade Ave, Sarasota, Florida 34231, hereinafter called the grantor, to ROGER A. CALDWELL, a single man, whose post office address is: 3913 S. Shade Ave, Sarasota, Florida 34231, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

Lot 2, WESLO WILLOWS, according to the plat thereof recorded in Plat Book 6, Page 27, of the Public Records of SARASOTA County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 0074-02-0036

Subject to taxes for 2005, and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

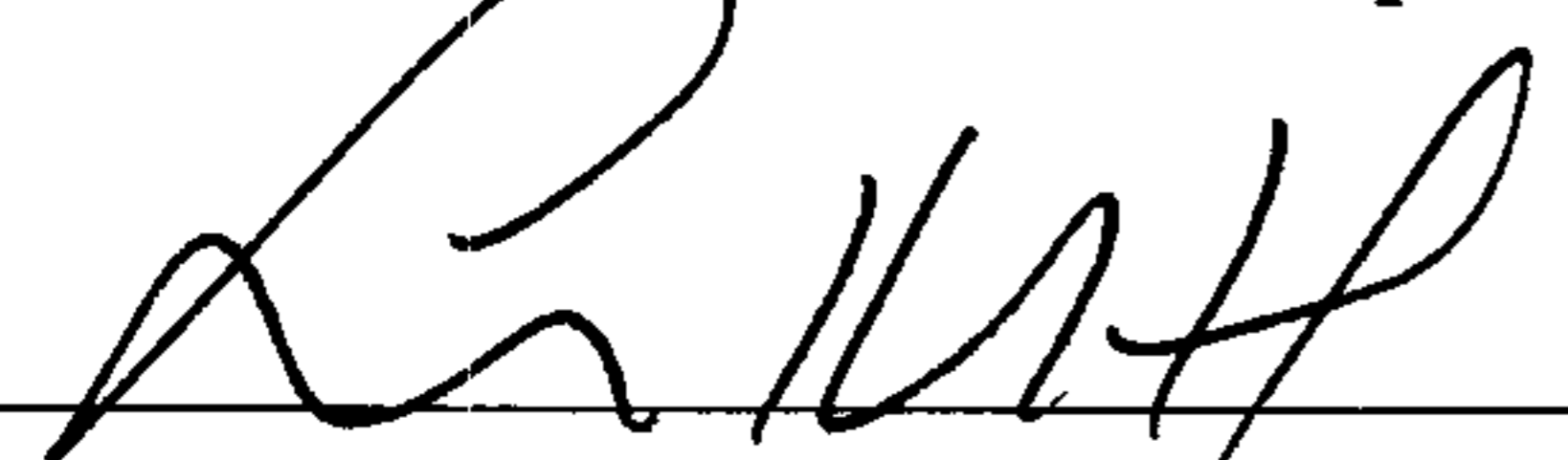
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

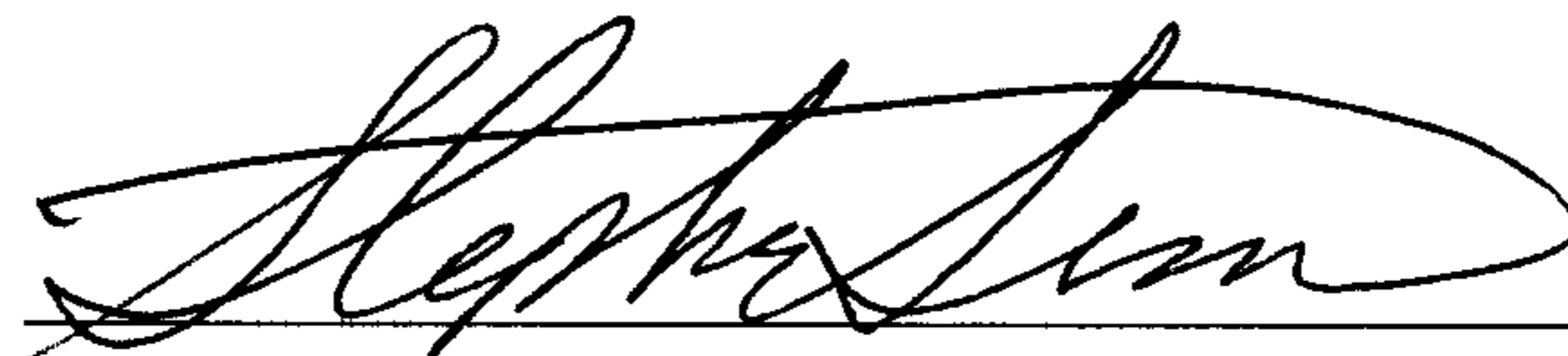
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

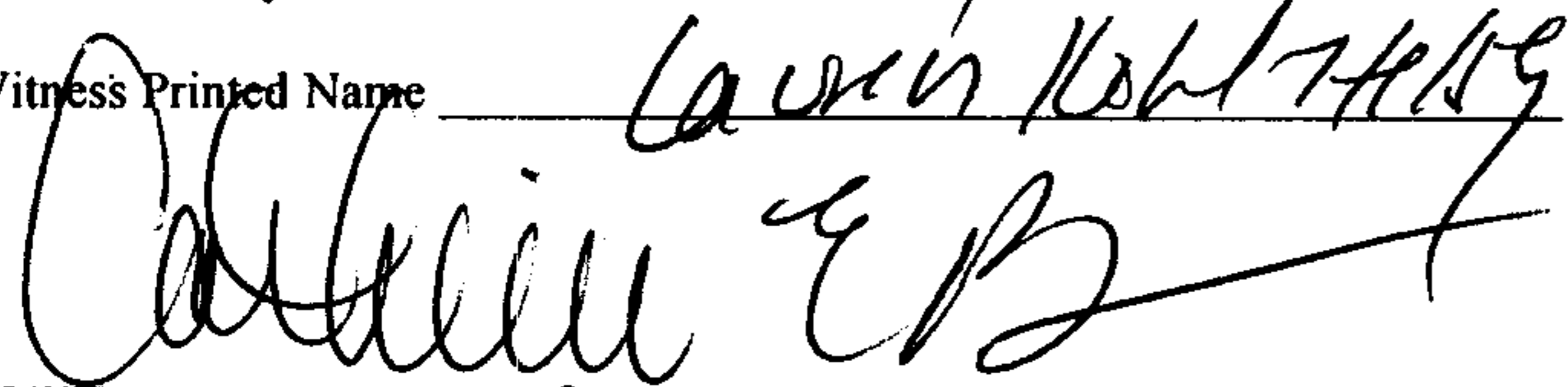


Witness Printed Name Lauren Kohl-Helbig



STEPHEN SIMON (Seal)

Address: 3905 S. Shade Ave, Sarasota, Florida 34231



Witness Printed Name Catherine E. Bruce

(Seal)

Address: _____

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this July 21, 2005, by STEPHEN SIMON, a married man, who is/are personally known to me or who has produced D.C. identification.



Notary Public
Print Name: _____

My Commission Expires: _____

