

Prepared by and when  
recorded, return to:

RIDDELL LAW GROUP and  
RiddellTitle & Escrow, LLC  
901 Venetia Bay Boulevard, Suite 230  
Venice, Florida 34292

Barbara H. Thompson  
File Number: 05-064.V

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2005196456 1 PG  
2005 AUG 31 06:33 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#679289

Doc Stamp-Deed: 1,715.00

## WARRANTY DEED



**This Indenture** is made on 19th day of August, 2005, by **Jonathan M. Britton and Dale L. Moore, both married men**, whose address is 1089 Laurel Woods Drive, Nokomis, FL 34275, hereinafter called the grantor, to **Sarasota Welding & Supply Co. Inc. a Florida corporation**, whose address is 1215 Mango Avenue, Sarasota, Florida 34237, 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:

Unit 14 of Venice Business Suites II, a Condominium according to the Declaration of Condominium recorded in O.R. Instrument No. 2005028255 and as per plat thereof recorded in Condominium Book 37, pages 27 thru 27A, Public Records of Sarasota County, Florida.

**Grantors hereby warrant that the property described in this instrument is not their constitutional homestead as provided by the Florida Constitution.**

Parcel ID Number: 377150001

**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 current year taxes.

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

Witnesses:

Witness Printed Name Mary Samples

Jonathan M. Britton

Witness Printed Name Barbara H. Thompson

Dale L. Moore

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me on 19th day of August, 2005, by Jonathan M. Britton and Dale L. Moore both married men, who is/are personally known to me or who has produced FL DRIVERS LICENSE as identification.

SEAL:

Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

