

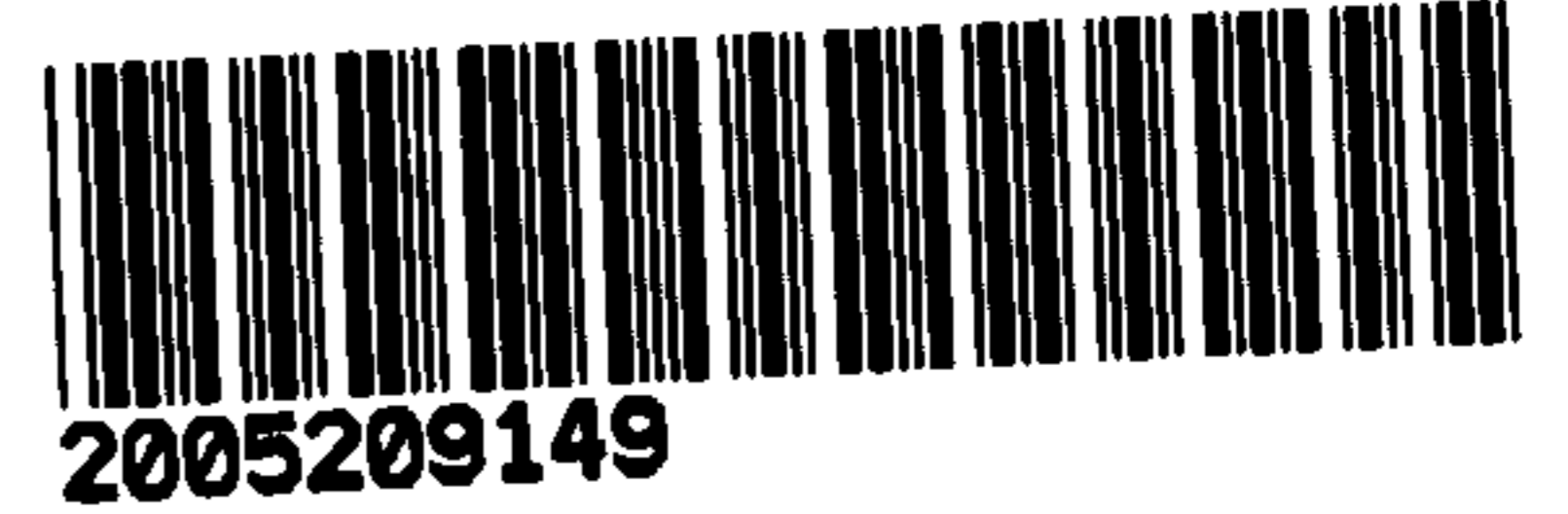
10.00
1,470.00

Return to: Carrie Rummery
Name: Executive Title Insurance Services, Inc.
Address: 2300 Bee Ridge Road Suite 305
Sarasota, Florida 34239

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005209149 1 PG
2005 SEP 16 05:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MMARSH Receipt#686690

This Instrument Prepared by:
Carrie Rummery
Executive Title Insurance Services, Inc.
2300 Bee Ridge Road Suite 305
Sarasota, Florida 34239

Doc Stamp-Deed: 1,470.00



as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
2033-03-0011

File No:10050727

WARRANTY DEED

This Warranty Deed Made the 8th day of September, 2005, by Karen L. Pettit, A Single Person,
hereinafter called the grantor, whose post office address is 2021 Carlton Arms Cir.
Bradenton, FL 34208

to Joseph Stephens and Jordan Ramrus, as Tenants in Common whose post office address is: _____
4333 Higel Ave. Sarasota, FL 34242 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:

**Lot 4, Block 2, Eastwood Oaks Subdivision, Unit 4, according to the plat thereof, as recorded in Plat Book 12,
Page 25 and 25A, 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
taxes accruing subsequent to **December 31, 2004**, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

1st Witness Signature: _____

Printed Name: Carrie S. Rummery

Karen L. Pettit

Karen L. Pettit

2nd Witness Signature: _____

Printed Name: Jerry Elliott

Jerry Elliott

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 12th day of September, 2005, by Karen L. Pettit, A
Single Person, who is/are personally known to me or who has/have produced driver license(s) as identification, and
who did / did not take an oath.

My Commission Expires:

Carrie S. Rummery
Notary Signature
Print Name: Carrie S. Rummery
Serial Number

SEAL

