

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005224885 2 PGS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
ARINGHOL Receipt#695577

Doc Stamp-Deed: 2,594.90

✓ This Instrument prepared by and return to:
William A. Dooley, Esq. (bjp)
DOOLEY & DRAKE, P.A.
1432 First Street
Sarasota, Florida 34236



Parcel No.: 2035-04-1048 and 2035-04-1049

Recording Fee: \$18.50

2594.90

WARRANTY DEED

THIS WARRANTY DEED is made this 25th day of August, 2005 by THE SOUTHBYPARTNERSHIP, LTD., a Florida limited partnership, hereinafter called the Grantor, whose address is 75 South Tuttle Avenue, Sarasota, Florida 34237, to JAMES D. OLSON, CUSTODIAN FOR CHRISTOPHER D. OLSON UNDER THE FLORIDA UNIFORM TRANSFERS TO MINORS ACT and JAMES D. OLSON, CUSTODIAN FOR TESS MICHELLE OLSON UNDER THE FLORIDA UNIFORM TRANSFERS TO MINORS ACT whose address is 75 S. Tuttle Avenue, Sarasota, Florida 34237, as tenants in common, hereinafter called the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, to-wit:

Units 301 and 302, Building B, MIDTOWN OFFICE PARK CONDOMINIUM, a condominium, according to the Declaration of Condominium recorded in Official Records Book 1856, page 1512, inclusive and subsequent amendments thereof, and as per Plat thereof recorded in Condominium Book 25, pages 40, 40A through 40C, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year.

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 for the current year.


SUBJECT to that certain Mortgage, Security Agreement and Assignment of Rents dated December 11, 2002 in favor of Sarasota Bank, as recorded in Official Records Instrument #2002206873 of Sarasota County, Florida, having a current principal balance of \$269,998.80, which Grantee hereby assumes and agrees to pay.

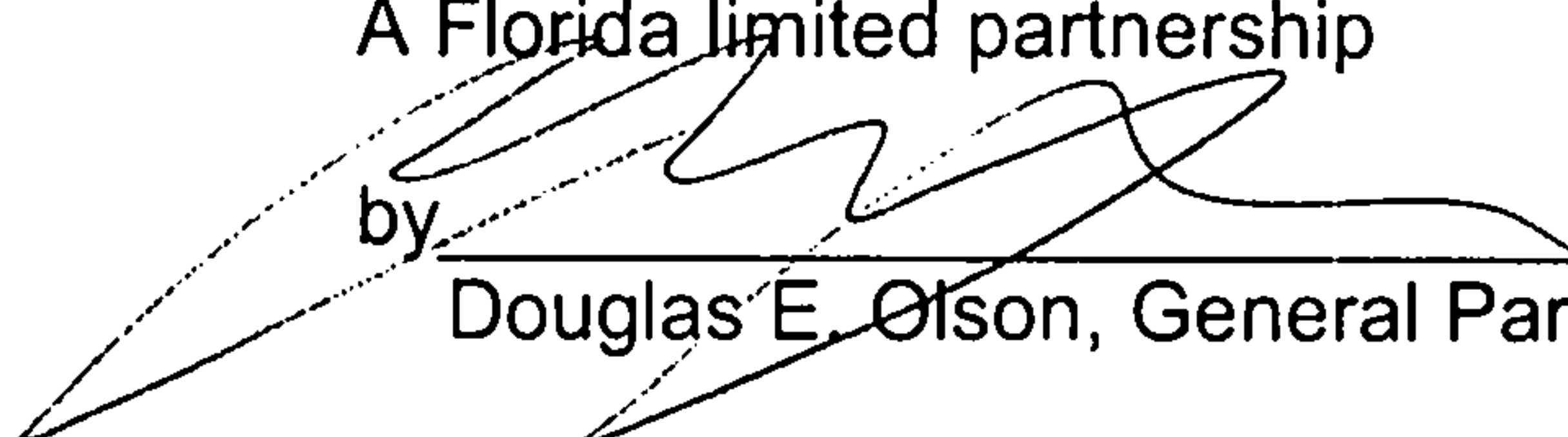
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

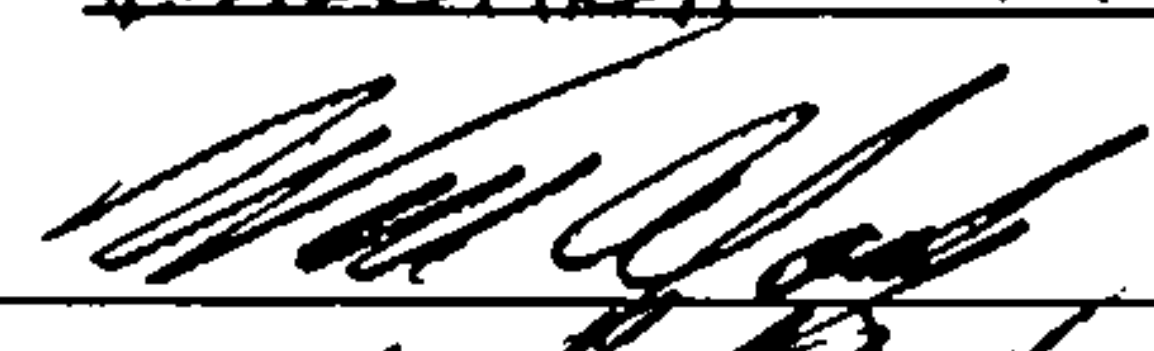
Witnesses:

GRANTOR

THE SOUTHBY PARTNERSHIP, LTD.
A Florida limited partnership



Name BARBARA J. PRINZ


by 
Douglas E. Olson, General Partner


Name William H. Dwyer

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 25th day of August, 2005 by Douglas E. Olson, as General Partner of The Southby Partnership, Ltd., a Florida limited partnership, on behalf of the partnership ☒ who is personally known to me or ☐ who produced _____ as identification.

 Barbara J Prinz
My Commission DD362408
Expires December 25, 2008


Notary Public
Name Barbara J. Prinz
Commission Expires _____