

Re \$10
Doc # 325.50
Prepared by and return to:
Cynthia M. Glitch
Closer
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite A
North Port, FL 34287
941-423-0360
060135



RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DDAUGHER Receipt#758309

Space Above This Line For Recording Data Doc Stamp-Deed: 325.50

Warranty Deed

This Warranty Deed made this 27th day of February 2006, between Richard Squires a married man whose post office address is 3720 Petunia Terrace, North Port, Florida 34286, grantor, and Vicki M. Byrd, a single person Owen C. Wignal, a single person, Joint Tenants with Full Rights of Survivorship whose post office address is 12838 71st Place N., Royal Palm Beach, Florida 33412, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida to-wit:

Lot 9, Block 1143, 25th Addition to Port Charlotte Subdivision, as per plat thereof recorded in Plat Book 15, Page 2, 2A through 2Q, of the Public Records of Sarasota County, Florida

Parcel Identification Number: 0960114309

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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**.

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:

Cynthia M. Glitch (Seal)
Witness
Cynthia M. Glitch

Richard Squires (Seal)
Richard Squires

Witness Name Printed

(Seal)

Lisa Hillman (Seal)
Witness
Lisa Hillman
Witness Name Printed

(Seal)

(Seal)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 27th of February, 2006 by Richard Squires, who
☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)

Notary Public

Printed Name:

My Commission Expires:



Cynthia M. Glitch
MY COMMISSION # DD198472 EXPIRES
April 12, 2007
BONDED THRU TROY FAIR INSURANCE, INC.