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INSTRUMENT # 2006065062 1 PG  
2006 APR 07 05:00 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
MTAYLOR Receipt#770775  
Doc Stamp-Deed: 13,807.50

Prepared by and return to:

Margaret S. Frook, Esquire  
Boone, Boone, Boone, Koda & Frook, P.A.  
1001 Avenida del Circo  
Venice, FL 34285  
941-488-6716  
File Number: L27-10898a  
Will Call No.:

Parcel Identification No. 412-01-0003

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# Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)



**This Indenture** made this 3<sup>rd</sup> day of April, 2006, between Waterford Land Group, Inc., a Florida corporation, whose post office address is 333 South Tamiami Trail, Suite 101, Venice, FL 34285, of the County of Sarasota, State of Florida, grantor\*, and The American Legion No-Vel Post No. 159, Inc., a Florida corporation, whose post office address is P.O. Box 1631, Venice, FL 34284 of the County of Sarasota, State of Florida, grantee\*,

**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 County, Florida, to-wit:

Lot C, TUSCANY COMMONS, according to the map or plat thereof recorded in Plat Book 43, Page 28, Public Records of Sarasota County, Florida.

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**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:

[Signature]  
Witness Name: PAUL WAGUESPACK  
[Signature]  
Witness Name: GARY A. SCOTT

Waterford Land Group, Inc., a Florida corporation  
By: [Signature]  
Michael W. Miller, President

(Corporate Seal)

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April, 2006, by Michael W. Miller, as President of Waterford Land Group, Inc., a Florida corporation, on behalf of the corporation. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



Tammy D. Lindemuth  
Commission #DD146195  
Expires: Aug 29, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.

[Signature]  
Notary Public  
Printed Name: Tammy Lindemuth  
My Commission Expires: \_\_\_\_\_