

2 of 3

Return to Keystone Title Agency, Inc.
9735 US 19
Port Richey, FL 34668

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2006107121 1 PG
2006 JUN 09 02:09 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#795101

Prepared by and Return to:
Kelli J. Young
Platinum Title Agency, LLC
9735 US 19
Port Richey, Florida 34668
File Number: 36616PL
Parcel I.D. Number: 2026-07-0041
incidental to the issuance of a Title Insurance Policy



Doc Stamp-Deed: 2,695.00

General Warranty Deed

Made this **June 5, 2006 A.D.** By **T. Gillen Ford, Jr., and Caron Olson-Ford, husband and wife**, whose address is: 4416 Mt. Vernon Dr. Bradenton, FL. 34210 hereinafter called the grantor, to **Lynn Y. Elkes, a single person**, whose post office address is: **2121 Clematis Court, Sarasota, FL. 34239**, 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 **Three Hundred Eighty Five Thousand dollars & no cents, (\$385,000.00)** 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:

Lot 2, Block C, James S. Hall's Subdivision of Lot(s) 11-16, Block P, according to the plat thereof as recorded in Plat Book 1, Page(s) 27, of the Public Records of Sarasota County, Florida.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2006 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any

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.

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

Signed, sealed and delivered in our presence:

Witness Printed Name Kimiko Olf

Witness Printed Name Kelli J. Young

State of Florida
County of Sarasota

T. Gillen Ford, Jr. (Seal)
4416 Mt Vernon Dr Bradenton, FL. 34210

Caron Olson-Ford (Seal)
100 Forest Lakes Blvd., #102
Naples, FL. 34105

The foregoing instrument was acknowledged before me this June 5, 2006 by T. Gillen Ford, Jr., and Caron Olson-Ford, husband and wife, who has produced a drivers license as identification.

Notary Public: Kelli J. Young
seal:
exp:

