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KAREN E. RUSHING
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SARASOTA COUNTY,FLORIDA
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2006219687

Prepared by and return to:
**Frances Jackson**

**Equity National Title LLC**
**31564 US Hwy 19 N.**
**Palm Harbor, FL 34684**
**727-526-3529**
File Number: **06-5898**
Will Call No.:

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this **14th** day of **December, 2006** between **Ronald Guertin and Janice P Guertin, husband and wife** whose post office address is **352 46th Court , Bradenton, FL 34208**, grantor, and **TKH Global LLC, a Florida corporation** whose post office address is **12055 Seminole Blvd., Largo, FL 33778**, 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 County, Florida** to-wit:

**The East Half of Lots 25 and 27, FIRST ADDITION TO FAIRVIEW, according to the Plat thereof, recorded in Plat Book 1, Page 115, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 2028-14-0054**

**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, 2006**.

**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:

Witness Name: ROBERT J. CONTI

Witness Name: Keith E Button

(Seal)
Ronald Guertin

(Seal)
Janice P Guertin

State of Florida
County of MANATEE

The foregoing instrument was acknowledged before me this 14th day of December, 2006 by Ronald Guertin and Janice P Guertin, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

ROBERT J. CONTI
MY COMMISSION # DD 441822
EXPIRES: September 24, 2009
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: ROBERT J. CONTI

My Commission Expires: 9/24/09



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