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Rec Fees \$ 18.50  
Doc Stamps —  
Int Tax —

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2007129266 2 PGS

2007 AUG 16 03:45 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
GBURCH Receipt#954190

Doc Stamp-Deed: 0.70



2007129266

PREPARED BY AND RETURN TO:

Thomas B. Luzier  
Florida Bar #0899194  
Dunlap & Moran, P.A.  
1990 MAIN STREET, #700  
Sarasota, FL 34236  
(941) 366-0115  
File No: 3174-2

WARRANTY DEED

This Warranty Deed is made by **JAMES BURKE FOLEY** (the "Grantor"), to **JAMES B. FOLEY, D.D.S., P.A.**, whose post office address is: 2191 Siesta Drive, Sarasota, Florida 34239, (the "Grantee").

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee, its successors and assigns forever, the following described real property in Sarasota County, Florida:

**East 1/2 of Lot 12, Block B, Southgate – Unit 1, as recorded in Plat Book 8, Page 62, Public Records of Sarasota County, Florida.**

The Property Appraiser's Parcel Identification Number of the above-described real property is 0057-12-0031.


Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

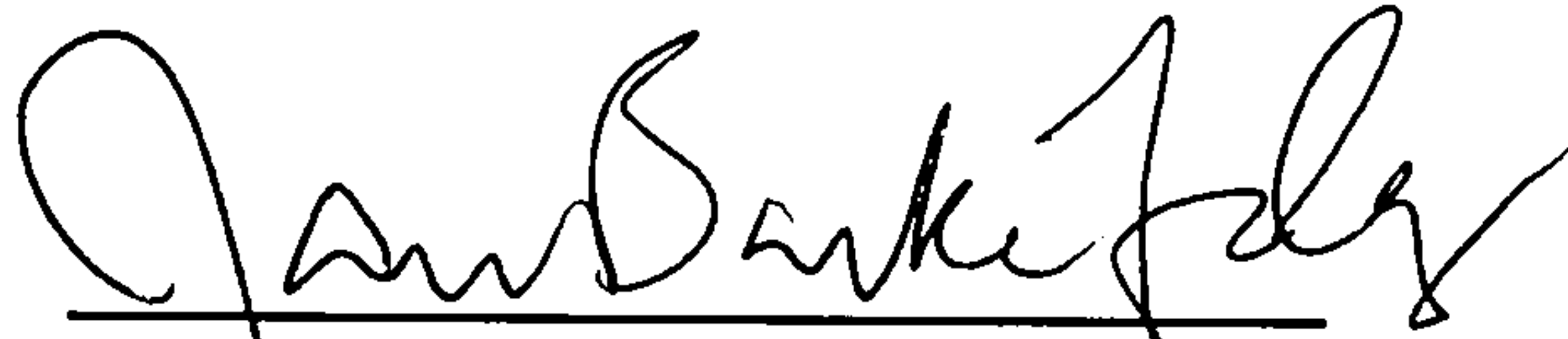
**Grantor warrants and represents that the above property is neither the homestead of Grantor, nor is it contiguous thereto.**

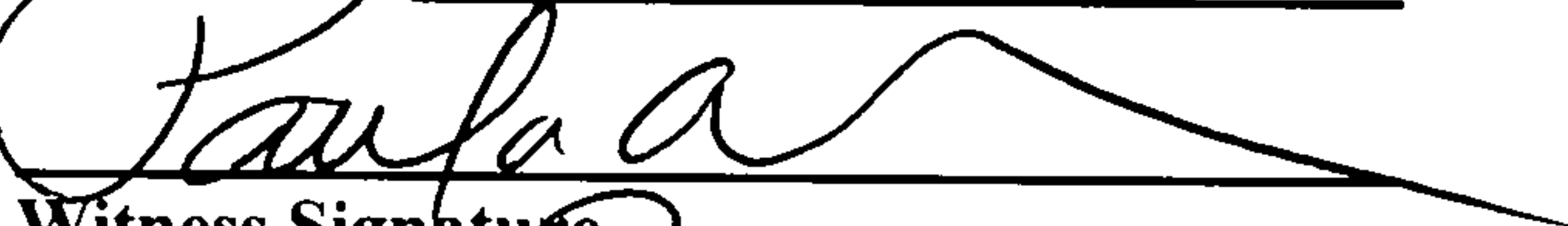
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on this 31<sup>st</sup> day of July, 2007.

**WITNESSES:**

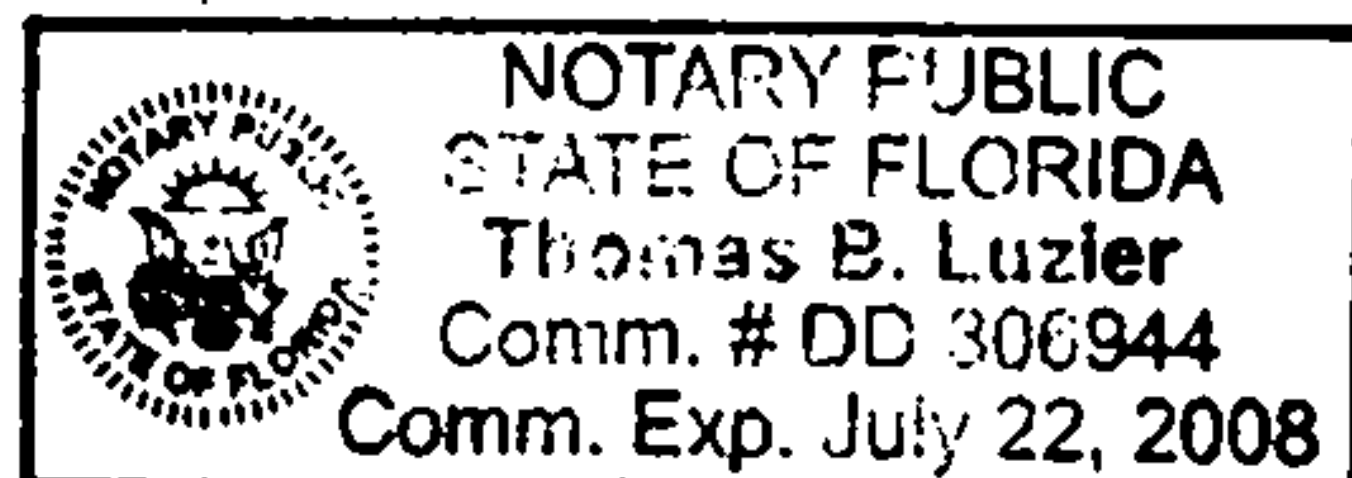
  
\_\_\_\_\_  
Witness Signature  
Print Name: Thomas B. Luzier

  
\_\_\_\_\_  
James Burke Foley  
2191 Siesta Drive  
Sarasota, FL 34239

  
\_\_\_\_\_  
Witness Signature  
Print Name: Paula G. Nichols

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me on July 31, 2007, by James Burke Foley, who (Notary choose one) ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name:  
My Commission Expires:

TBL:RAF/-re/3174-2/Warranty Deed