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INSTRUMENT # 2007140236 2 PGS  
2007 SEP 10 12:04 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
TFERNANDEZ Receipt#962133

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✓ THIS INSTRUMENT PREPARED BY:  
MUIRHEAD, GAYLOR & STEVES, L.L.P.  
901 RIDGEWOOD AVENUE  
VENICE, FLORIDA 34285  
(941) 484-3000

Doc Stamp-Deed: 0.70

Rec: \$ 19.50  
Doc: \$ 1.70  
19.20



(Space Above This Line for Recording Data)

**WARRANTY DEED**  
**(Statutory Form – F. S. 689.02)**

THIS INDENTURE, made August 29, 2007, between GAIL J. DEMPSEY, a single person, of the County of Sarasota, in the State of Florida, party of the first part, whose post office address is 1121 Bayshore Road, Nokomis, Florida 34275, and GAIL J. DEMPSEY, Trustee of the GAIL J. DEMPSEY Revocable Living Trust under agreement dated December 10, 1996, as amended, party of the second part, and whose post office address is 1211 Bayshore Road, Nokomis, Florida 34275.

**WITNESSETH:**

That the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, her heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to wit:

Parcel 11A of The Venice Centre, Phase I, a Condominium, according to the Declaration of Condominium thereof recorded in official Record Book 1044, pages 429-495 inclusive, and as per plat thereof recorded in Condominium Book 8, pages 1, 1A thru 1D, public records of Sarasota County, Florida (F.S. 711, Et. Seq.), said description of this conveyance includes, but is not limited to, all appurtenances to the condominium parcel above described, including the limited common elements assigned thereto, and including the undivided interest in the common elements of said Condominium.

For Information Only: Property Appraiser's Parcel Identification Number is: 0407-13-1011


Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

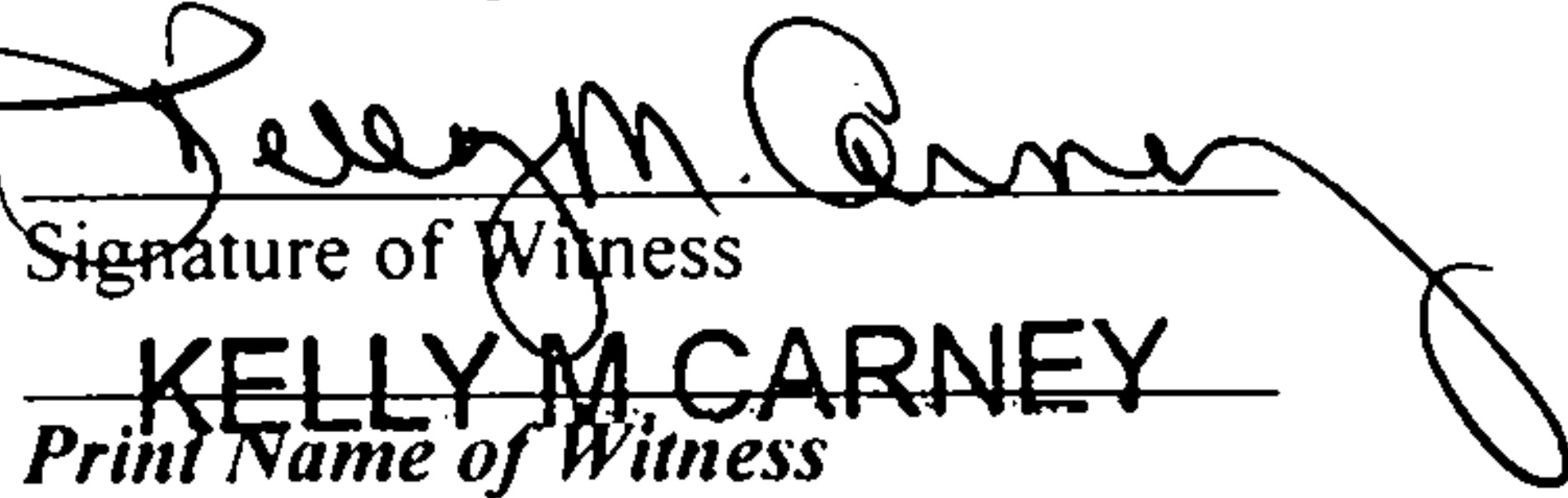
The preparer of this instrument was neither furnished with nor requested to review an abstract and therefore expresses no opinion as to the condition of title.

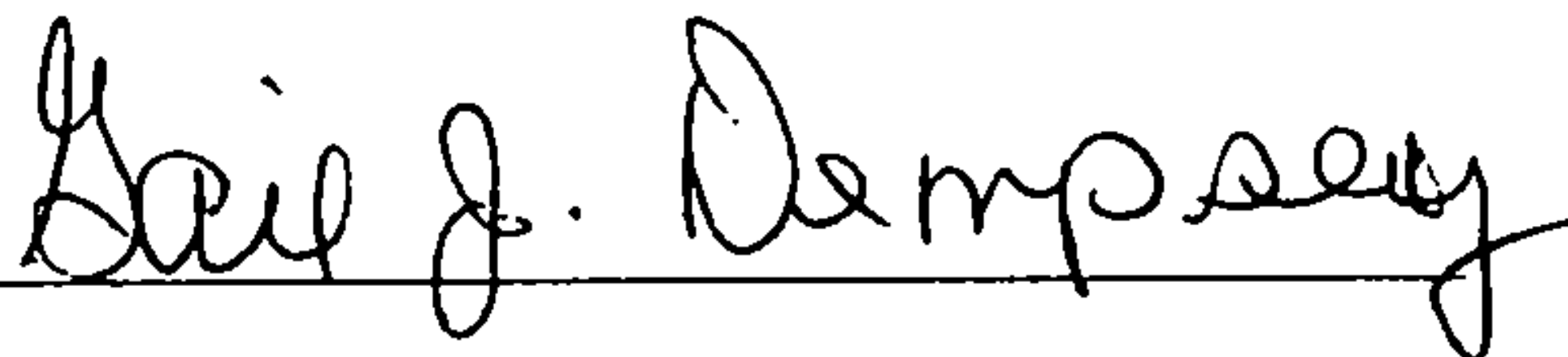
(TRUSTEE (including Successor Trustee) is hereby conferred with the power and authority to protect, conserve, sell, lease, transfer, encumber, or otherwise manage and dispose of the real property described herein in accordance with the terms of Florida Statute § 689.071.)

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

Signed, sealed and delivered  
In the presence of:

  
\_\_\_\_\_  
Signature of Witness  
**WILLIAM E. GAYLOR III**  
\_\_\_\_\_  
Print Name of Witness

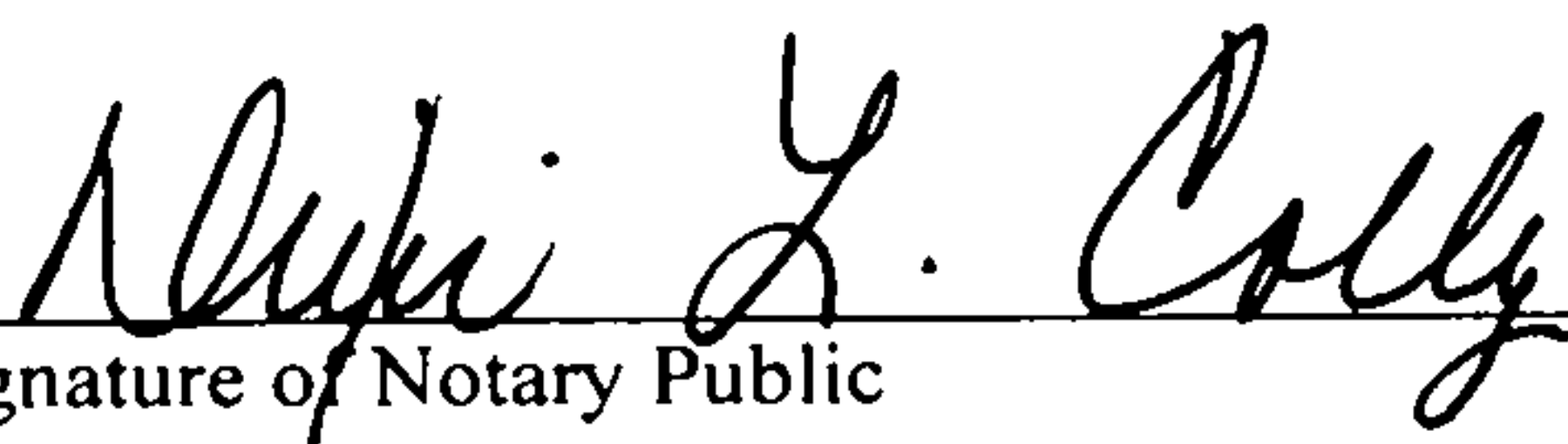
  
\_\_\_\_\_  
Signature of Witness  
**KELLY M. CARNEY**  
\_\_\_\_\_  
Print Name of Witness

Sign:   
\_\_\_\_\_  
GAIL J. DEMPSEY

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29 day of August, 2007,  
by GAIL J. DEMPSEY, who is:

☒ personally known to the undersigned Notary, or who  
☐ produced ☐ a driver's license or \_\_\_\_\_ as identification and  
who (did) (did not) take an oath.

  
\_\_\_\_\_  
Signature of Notary Public



Notary Seal Containing:

- Seal
- Printed Name
- Expiration Date of Commission