

Return to: Colette Chase  
Name: First Fidelity Title, Inc.  
Address: 8830 S. Tamiami Trail  
Suite 130  
Sarasota, Florida 34238

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2005169432 2 PGS  
2005 AUG 01 06:29 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#664164

This Instrument Prepared:

Colette Chase  
First Fidelity Title, Inc.  
8830 S. Tamiami Trail  
Suite 130  
Sarasota, Florida 34238

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: 2,058.00



Property Appraisers Parcel I.D. (Folio) Number(s): 0135-02-2019

File No:406163

## WARRANTY DEED

**This Warranty Deed Made the 29th day of July, 2005, by Robert C. Linnell and Susan C. Linnell, husband and wife, hereinafter called the grantor, whose post office address is: 16 Christie Way, Neshanic Station, New Jersey 08853**

**to Michael G. Fedor, a single man, whose post office address will be: 9320 Clubside Circle, Unit 2209, Sarasota, FL 34238, hereinafter called the grantee,**

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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:

**Unit 2209, STONEYBROOK CLUBSIDE CONDOMINIUM, a Condominium, according to the Declaration of Condominium, as recorded in Official Records Book 2701, Pages 282, as amended, of the Public Records of Sarasota County, Florida.**

The property is the homestead of the Grantor(s).

**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 2005, reservations, restrictions and easements of record, if any.

*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

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 Signature:

Printed Name:

[Signature]  
Ryan Magee

[Signature]  
Robert C. Linnell

Witness Signature:

Printed Name:

[Signature]  
Michael Armando

[Signature]  
Susan R. Linnell  
Susan C. Linnell  
R. S.L.

Witness Signature:

Printed Name:

[Signature]  
Colette Chase

Witness Signature:

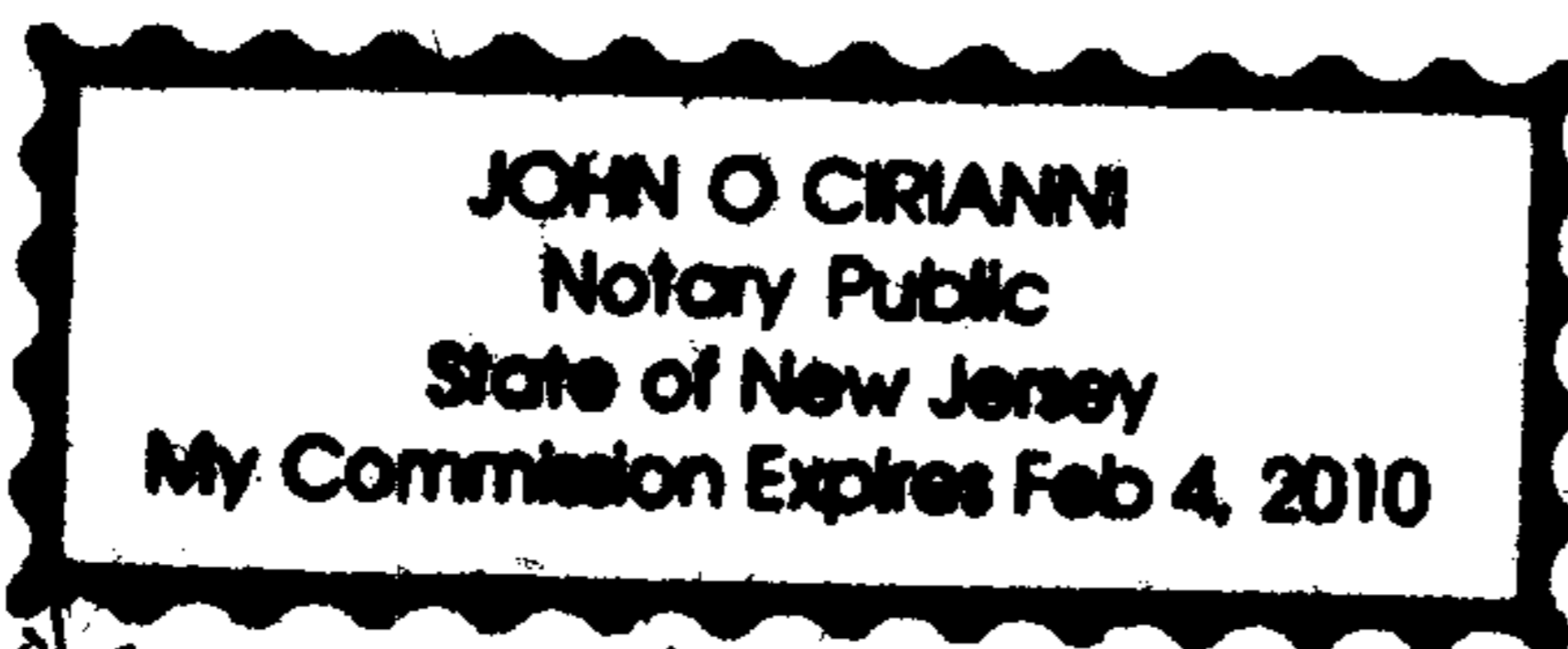
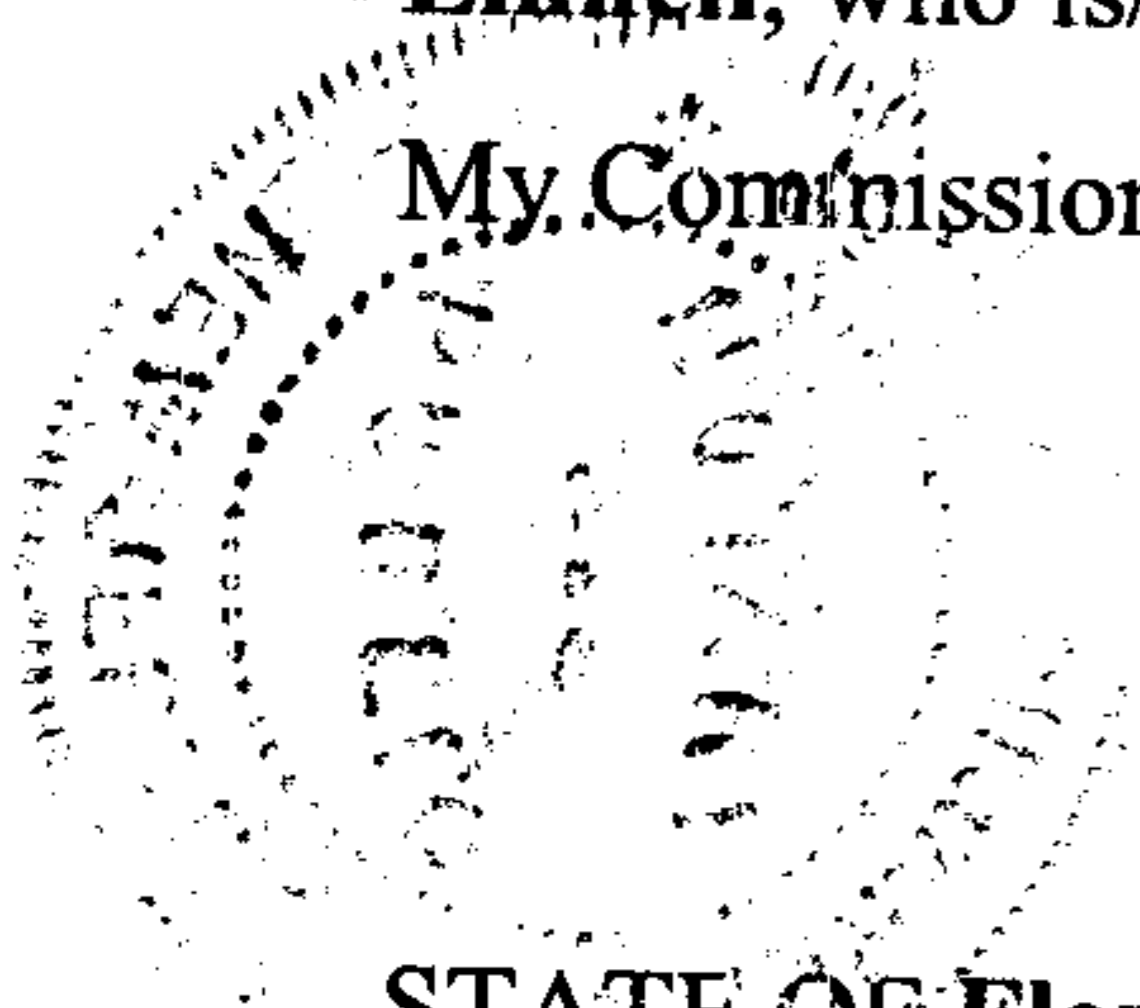
Printed Name:

[Signature]  
Matthew Albanese

STATE OF New Jersey  
COUNTY OF Somerset

The foregoing instrument was acknowledged before me this 29th day of July, 2005, by Susan C. Linnell, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires: 2/4/2010



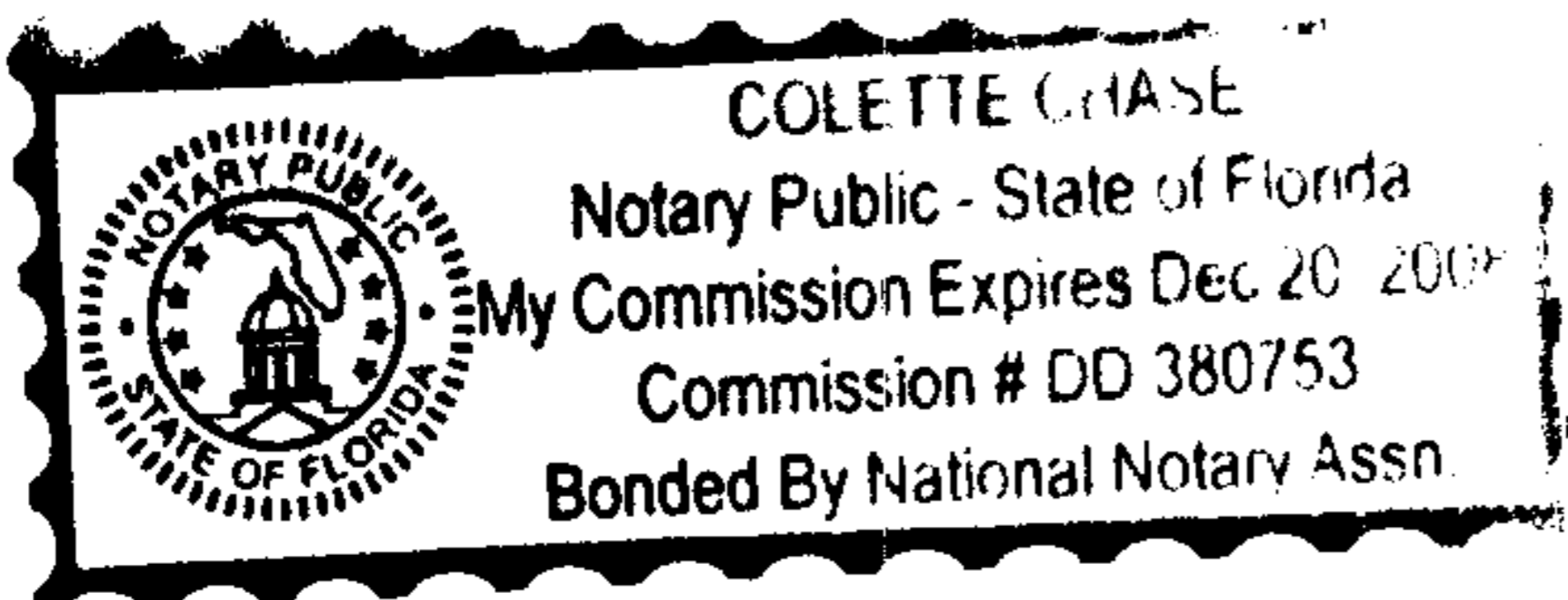
[Signature]  
Notary Public  
Serial Number

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 29th day of July, 2005, by Robert C. Linnell, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

[Signature]  
Notary Public  
Serial Number



#### Schedule A

Description: (Lot 6, "The Moorings" at Bay Point)

Commence at an iron pipe, marking the S.E. corner of the Plat of "Gaston Lot", as recorded in Plat Book 1, Page 14, Public Records of Sarasota County, Florida, said point also being the N.E. corner of Lot 12, Block "E" of the Plat of "Bungalow Hill", as recorded in Plat Book 1, Page 214-A of said Public Records; thence S 00°05'00" E, along the East line of Lot 12 & 14 of said Block "E", 75.00 ft. to a concrete monument, marking the intersection with the South line of the North 1/2 of said Lot 14; thence S 89°58'22" W, along the South line of said North 1/2, 49.78 feet for a P.O.B.; thence continue S 89°58'22" W, along the South line of said North 1/2 and Westerly extension thereof, 104.25 feet to a concrete monument, marking the intersection with the existing Easterly R/W of "Orange Avenue", as described and recorded in Deed Book 270, Page 295 of said Public Records, said point being on the arc of a curve, whose radius point lies S 83°09'14" W, 602.97 feet; thence Northwesterly, along said Easterly R/W, and the arc of said curve, through a central angle of 07°44'57", 81.55 feet; thence N 75°41'08" E, 110.24 feet; thence S 06°41'50" E, 108.01 feet to the P.O.B., being and lying in Section 30, Township 36 South, Range 18 East, Sarasota County, Florida.

Subject to and together with the following described "utility, drainage and "Private Road" easement, to-Wit:

Commence at an iron pipe, marking the S.E. corner of the Plat of "Gaston Lot", as recorded in Plat Book 1, Page 14, Public Records of Sarasota County, Florida, said point also being the N.E. corner of Lot 12, Block "E" of the Plat of "Bungalow Hill", as recorded in Plat Book 1, Page 214-A of said Public Records; thence S 00°05'00" E, along the East line of Lot 12 and 14 of said Block "E", 75.00 feet to a concrete monument, marking the intersection with the South line of the North 1/2 of said Lot 14; thence S 89°58'22" W, along the South line of said North 1/2 and Westerly extension thereof, 154.03 feet to a concrete monument, marking the intersection with the existing Easterly R/W of "Orange Avenue" as described and recorded in Deed Book 270, Page 295 of said Public Records, said point being on the arc of a curve, whose radius point lies S 83°09'14" W, 602.97 feet; thence Northwesterly, along said Easterly R/W, and the arc of said curve, through a central angle of 13°24'34", 141.12 feet for a P.O.B.; thence continue Northwesterly, along said Easterly R/W and the arc of said curve, through a central angle of 02°08'17", 22.50 feet to the P.T. of said curve; thence N 22°23'37" W, along said Easterly R/W, 18.50 feet; thence N 68°18'33" E, 75.51 feet to the P.C. of a curve, concave to the South, having a radius of 80.50 feet; thence Easterly, along the arc of said curve, through a central angle of 31°59'57", 44.96 feet to a Point on a curve, whose radius point lies S 58°34'18" E, 10.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 62°53'47", 10.98 feet to the P.T. of said curve; thence S 85°40'30" E, 10.00 feet to the P.C. of a curve, having a radius of 10.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 90°00'00", 15.71 feet to the P.T. of said curve; thence S 04°19'30" W, 19.74 feet; thence S 06°41'50" E, 19.04 feet to the P.C. of a curve, concave to the Northwest, having a radius of 10.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 90°00'00", 15.71 feet to the P.T. of said curve; thence S 83°18'10" W, 10.50 feet to the P.C. of a curve, concave to the Northeast, having a radius of 10.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 90°00'00", 15.71 feet to the P.T. of said curve; thence N 06°41'50" W, 7.20 feet to a point on a curve, whose radius point lies S 19°25'10" W, 39.50 feet; thence Westerly, along the arc of said curve, through a central angle of 40°06'37", 27.65 feet to the P.T. of said curve; thence S 68°18'33" W, 75.43 feet to the P.O.B., being and lying in Section 30, Township 36 South, Range 18 East, Sarasota County, Florida.