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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2009056558 2 PGS

Prepared By and Return To 2009 MAY 12 11:27 AM
Preferred Settlement Services, LLC KAREN E. RUSHING
130 North Tamiami Trail 3rd Floor OF THE CIRCUIT COURT
Sarasota, FL 34236 SARASOTA COUNTY, FLORIDA

CEAGLETO Receipt#1162424

File No. 090082 Doc Stamp-Deed: 875.00

Property Appraiser's Parcel I.D. (folio) Number(s)
0006-07-1101



2009056558

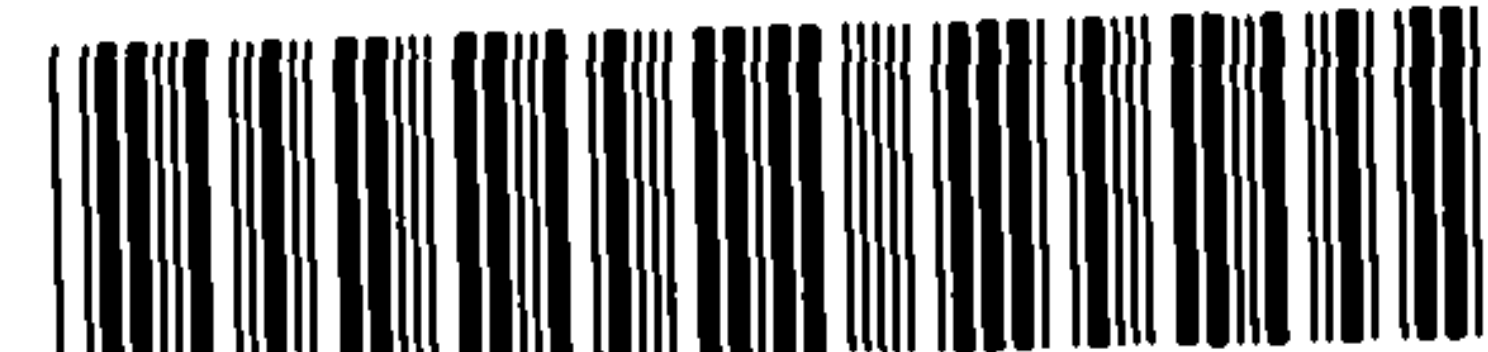
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2009037802 2 PGS

2009 MAR 31 10:11 AM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CBETHEL Receipt#1149084

Doc Stamp-Deed: 1,225.00



2009037802

WARRANTY DEED

THIS WARRANTY DEED dated March 30, 2009, by Anthony A. Sarandes, whose post office address is 2935 SE 101 Street, Ocala, FL 34480, hereinafter called the grantor, to Joseph A. Manfredo and Kathleen R. Manfredo, Husband and Wife, whose post office address is 796 Marbury Lane, Longboat Key, FL 34228, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$125,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Sarasota County, Florida, viz:

Unit E-14, LONGBOAT KEY MOORINGS MARINA II, a Condominium according to the Declaration of Condominium recorded in Official Records Instrument Number 1999021810, and all amendments thereto, and as per plat thereof recorded in Condominium Book 33, Page 16, and all amendments thereto, of the Public Records of Sarasota County, Florida.

Grantor herein warrants that the subject property does not consitute, nor is it contiguous to his homestead property as provided for by the Florida Constitution.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2008

WARRANTY DEED

(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Rebecca S. Faulhaber
(Witness Signature)

Rebecca S. Faulhaber

Matthew McCarron
(Witness Signature)

Matthew McCarron

Anthony A. Sarandes
Anthony A. Sarandes

2935 SE 101 Street
(Address)

Ocala, FL 34480
(Address)

STATE OF Florida

COUNTY OF Marion

I, Charlotte Hatch Chambless, a Notary Public of the County and State first above written, do hereby certify that Anthony A. Sarandes who produced personally known as identification and who personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27 day of March, 2009.

Charlotte Hatch Chambless
Notary Public

My Commission Expires: 1-4-13

(SEAL) ✓

