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2010 JAN 28 09:01 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

KONESS Receipt#1243901

Doc Stamp-Deed: 3,829.00

Prepared by and return to:

Kevin G. Staas, Esq.

Kevin G. Staas, P.A.

✓ 245 N. Tamiami Trail Suite F

Venice, FL 34285

✓ 941-485-7676

File Number: 09-183

Will Call No.:

Parcel Identification No. 0429-11-2001;0429-11-2002; 0429-11-2003



[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 20th day of November, 2009 between **Peggy J. Mason, M.S., DMD, P.A., a Florida** whose post office address is **380 Flamingo Drive, Venice, FL 34285** of the County of **Sarasota, State of Florida**, grantor\*, and **Steve & Sherry Belcher, LLC, a Florida Limited Liability Company** whose post office address is **700 S. Nokomis Avenue, Venice, FL 34285** of the County of **Sarasota, State of Florida**, grantee\*,

**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:

**Units 1, 2 and 3, 700 NOKOMIS AVENUE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1641, Page 1549, as amended, and according to the Plat thereof, recorded in Condominium Book 21, Pages 33 and 33A, of the Public Records of Sarasota County, Florida**

**Further subject to the above described Declaration of Condominium, which Grantee herein agrees to observe and perform. Together with all of the appurtenances to said condominium unit. See condominium certificate of approval attached.**

**SUBJECT TO a Purchase Money First Mortgage, given by Grantee to Grantor, securing the original principal sum of \$547,000.00.**

**Subject to taxes for 2009 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**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:

Peggy J. Mason, M.S., DMD, P.A., a corporation

By: Peggy J. Mason  
Peggy Mason, President

Charles J. Booker  
Witness Name: Charles J. Booker

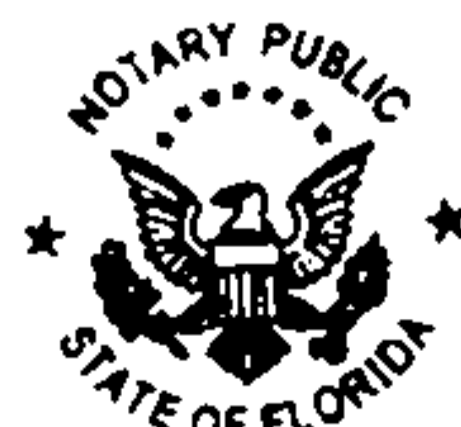
Gary A. [Signature]  
Witness Name: Gary A. [Signature]

(Corporate Seal)

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 20th day of November, 2009 by Peggy Mason, President of Peggy J. Mason, M.S., DMD, P.A., a corporation, on behalf of the corporation. He/she  is personally known to me or  [X] has produced a driver's license as identification.

[Notary Seal]



KEVIN G. STAAS  
MY COMMISSION # DD 756601  
EXPIRES: March 24, 2012  
Bonded Thru Budget Notary Services

[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

APPROVAL OF ASSOCIATION AND STATEMENT OF ASSOCIATION ASSESSMENTS

In reference to: 700 Nokomis Avenue, Units 1, 2 & 3, Venice, Florida 34285

At the request of the present owner, the undersigned agent for 700 Nokomis Avenue Condominium, as operating manager of the Association, hereby certifies as follows:

1. The transfer of the above-described parcel by Peggy J. Mason M.S., D.M.D., P.A., has been duly approved by the Association, pursuant to the provisions of the Declaration of Covenants and 700 Nokomis Avenue Condominium, Steve & Sherry Belcher, LLC has been accepted for membership in the Association.
2. Current regular maintenance fees owing for this Unit are \$ 0. Mowing fees of \$ 0 are due and owing. The immediate prior regular maintenance fee of \$ 0 was paid 0 (date), and covers the period of 0 (date) through 0 (date).
3. A special assessment for \$ 0 is due 0 (date), having been approved by the Board of Directors on 0 (date), for the purpose of 0.
4. All maintenance fees against the above parcel for common expenses are fully paid as of this date (except as noted in #2 above), and the payment now due in the amount of \$ 0 covers the period 0 through 0. If paid after 0 the total amount due for both maintenance and mowing fees will be \$ 0.

Witnesses:

Charles J. Booken  
[Signature]

By: Peggy J. Mason  
 Peggy J. Mason, President

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of November 2009, by Peggy J. Mason, as President of Peggy J. Mason, M.S., D.M.D., P.A., who is personally known to me or produced \_\_\_\_\_ as identification and who did/did not take an oath.

My commission expires:

[Signature]  
 Notary Public

