10-973-

Return to:
Name:
Address:

This Instrument Prepared by:
Laurie Cooper
Stewart Title Company
2344 Bee Ridge Road, Suite 104
Sarasota, Florida 34239
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
0001-04-0055
File No:**1000996 - 1010**

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2010024651 1 PG
2010 FEB 26 02:30 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCOURSEY Receipt#1253280
Doc Stamp-Deed: 973.00

2010024651

WARRANTY DEED

This Warranty Deed Made the **26th day of February, 2010**, by **Peggy S. Osborne,** hereinafter called the grantor, whose post office address is: X 8545 THOMPSON Rd. CALVERT, TX. 77837

to **Lisa DeJournette,** whose post office address is: 12505 Hemm Place, Bowie, MD 20716, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **$139,000.00** 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, to wit:

Lots 2 and 4, Block E, The Uplands Subdivision as recorded in Plat Book 5, Pages 15 and 15A, inclusive, of the Public Records of Sarasota County, Florida.

Subject property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 December 31, 2009, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness Signature: X
Printed Name: X Syed Bokhari

Peggy S. Osborne
Peggy S. Osborne

Witness Signature: X
Printed Name: X Christopher Conway

STATE OF X Texas
COUNTY OF X Montgomery

The foregoing instrument was acknowledged before me this 19 **day of** February, , by **Peggy S. Osborne,** who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires: Jan 26 2013.

Notary Public Signature
Printed Name: Rosi Madi
Serial Number

(SEAL) X

ROSI A. MADI
Notary Public, State of Texas
My Comm. Expires Jan. 26, 2013