

Prepared by:
Nique Wigglesworth
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239



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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SDMILLER Receipt#1254167
Doc Stamp-Deed: 1,960.00

File Number: 10-020

General Warranty Deed

Made this March 1, 2010 A.D. By **Frederic Mihailovic and Jeanette Mihailovic, husband and wife**, whose address is: 5129 Willow Lakes, Sarasota, FL 34235, hereinafter called the grantor, to **Bruce Spence, a married man**, whose post office address is: 404 - 30 Discovery Ridge Close SW, Calgary, AB T3H 5X5 CANADA, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) 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:

Lot 14, DESOTO PINES UNIT I, according to the plat thereof recorded in Plat Book 24, Pages 45, 45A and 45B, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0018-11-0011

Subject to reservations, restrictions, and easements of record.

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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name **NIQUE E. WIGGLESWORTH**

(Seal)
Frederic Mihailovic by James Stecher, his Attorney in Fact
Address: 5129 Willow Lakes, Sarasota, FL 34235

Witness Printed Name **Angie Murph**

(Seal)
Jeanette Mihailovic
Address: 2001 7th Avenue West, Bradenton, FL 34202

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 1st day of March, 2010, by Frederic Mihailovic, by James Stecher, his Attorney in Fact and Jeanette Mihailovic, husband and wife, who is/are personally known to me or who has produced driver's license(s) as identification.

Notary Public
NIQUE E. WIGGLESWORTH
My Commission Expires: 12-16-13

