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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

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THIS INSTRUMENT PREPARED BY:  
ROBERT J. DeBOER, ESQ.  
KANETSKY, MOORE & DeBOER, P.A.  
227 Nokomis Avenue South  
Venice, FL 34285  
File No. 14508.02/MK



2011010776

Parcel I.D. No. 0441-10-1124

**SPECIAL WARRANTY DEED**

This Indenture, made this 8<sup>th</sup> day of **December, 2010**, between **SUSAN KREUTTER**, whose mailing address is **3401 Morlock Lane, Bowie, MD 20715**, as Grantor, and **JOHN SWANSON**, whose mailing address is **41 Leavenworth Rd., Woodbury, CT 06798**, as Grantee.

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of **Sarasota**, State of **Florida**, to wit:

An undivided one-sixth (1/6th) interest in Unit 204, Building 7, THE GARDENS II OF ST. ANDREWS PARK AT THE PLANTATION, a Condominium according to the Declaration of Condominium recorded in Official Records Book 2908, page 380, as amended, and as per Plat thereof recorded in Condominium Book 31, page 35, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, zoning, applicable governmental regulations and taxes beginning with the current year, but this reference shall not operate to reimpose same.

Grantor warrants and covenants that the above-described property does not constitute the homestead of the Grantor, nor is it contiguous thereto.

Together with all 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 Grantor is lawfully seized of said land in fee simple; that Grantor has good and right and lawful authority to sell and convey said land; that Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under Grantor.

In Witness Whereof, the Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Patricia J. Thorge*  
Printed Name: Patricia J. Thorge

*Susan M. Kreutter*  
Printed Name: SUSAN KREUTTER (Seal)

*Edith Robbins Worthy*  
Printed Name: Edith Robbins Worthy

State of Maryland  
County of Prince Georges County, Md

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of **December, 2010**, by **SUSAN KREUTTER**, who [] is personally known to me or [] produced a Driver's License as identification.

*Edith Robbins Worthy*  
Printed Name: Edith Robbins Worthy  
NOTARY PUBLIC  
My Commission Expires: June 16th, 2012

