RETURN TO GRANTEE(S)

Prepared by:
Laura Bowers
MSC Title, Inc.
100 South Washington Blvd.
Sarasota, Florida 34236

File Number: 20110378
Purchase Price: $785000

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2011073020 2 PGS
2011 JUN 22 05:12 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CEAGLETO Receipt#1399464
Doc Stamp-Deed: 5,495.00

2011073020

General Warranty Deed

Made this June 21, 2011 A.D. By **Kathleen M.L. Drake, a single person,** whose address is: c/o Susan Drake 1009 Camden Ln, Chapel Hill, NC 27516, hereinafter called the grantor, to **Wilson G. Bradford and Victoria C. Bradford, husband and wife, and Susan Elizabeth Pacaud, as Tenants in Common**, whose post office address is: 200 Brush Hill Rd., Lyme, CT 06371, 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 3, SIESTA PROPERTIES INC., UNIT 4, as per Plat thereof recorded in Plat Book 10, Page 99, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0108-32-0016**

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, 2010.

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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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness Signature above: _____

Witness print name below: Patricia Shea Bergey

Witness Signature above: _____

Witness print name below: GWENDOLYN H. LAMB

_____ (Seal)
Kathleen M.L. Drake
Address: c/o Susan Drake 1009 Camden Ln, Chapel Hill, NC 27516

_____ (Seal)

Address:

State of NC
County of ORANGE

The foregoing instrument was acknowledged before me this ___ of June, 2011, by Kathleen M.L. Drake, a single person, who (is/are) personally known to me or who has produced FOR 10 years as identification.

_____
Notary Public
Print Name: Gwendolyn H. LAMB
My Commission Expires: 3-30-2014

GWENDOLYN H. LAMB
Notary Public
Orange County, NC
{Notary Seal}