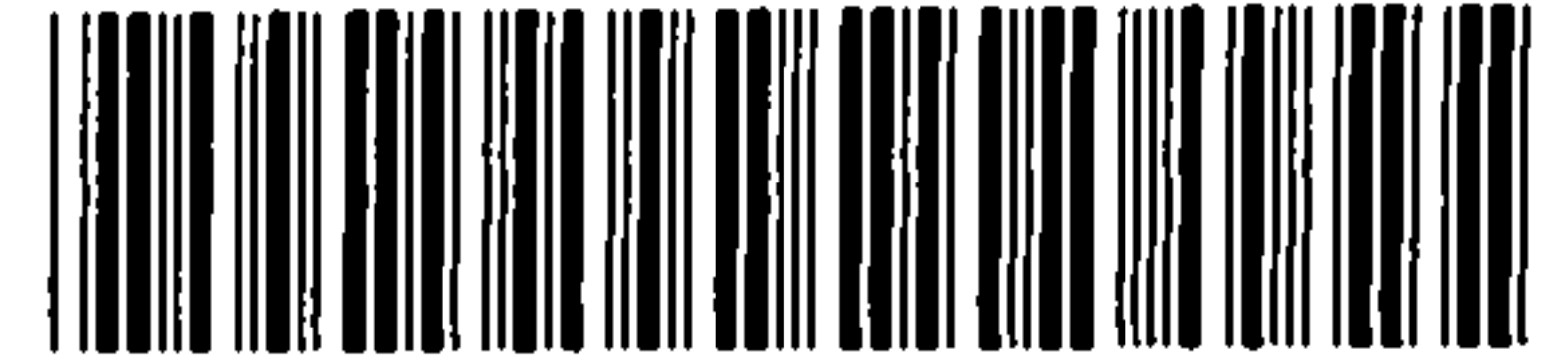


Prepared by and Return to:  
Sheri L. Wills  
MTI Title Insurance Agency, Inc.  
1990 Main Street, Suite 750  
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2012005397 1 PG  
2012 JAN 13 03:38 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#1459210  
Doc Stamp-Deed: 504.00

(incidental to the issuance of a title insurance policy)

Consideration Amount \$72,000.00  
Property Appraiser's Parcel ID #: 2029-08-0044  
File- MFL-105531



WARRANTY DEED

**This Indenture**, Made this January 11, 2012, between Theresa M Sadler, unmarried, whose post office address is: P.O. Box 4084-Sarasota, FL 34230 hereinafter called the "Grantor"\*, and, Jean V. Phillips, unmarried whose post office address is: 36 Erika Drive-Shandaken, NY 12480, hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, FL, and being further described as follows:

**Lot 18, Block F, Plat of Golf View, as per plat thereof recorded in Plat Book 1, page 88, of the Public Records of Sarasota County, Florida.**

Property Address: 2745 Belvoir Boulevard, Sarasota, FL 34237

X Property is the homestead of the grantor(s)  
\_\_\_\_ Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member or the household of grantor resides thereon.

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

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

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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

S. Wills  
Witness Name: S. Wills

Theresa M. Sadler  
Theresa M. Sadler

P. Baker  
Witness Name: P. Baker

State of Florida

County of Sarasota

The foregoing instrument was acknowledged by me this January 11, 2012 by: Theresa M Sadler who is/are personally known by me or who has/ produced: a valid driver's license as identification and who did not take an oath.

Sheri L. Wills  
Notary Public

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



SHERI L. WILLS  
MY COMMISSION # DD 886940  
EXPIRES: June 8, 2013  
Bonded Thru Budget Notary Services