

Consideration: \$61,000.00
Documentary Stamps: \$427.00
Recording Fee: \$18.50

Prepared by and return to:
Berlin-Patten, PLLC
Attn: Evan N. Berlin, Esquire
1819 Main Street, Suite 1000
Sarasota, Florida 34236

Property Appraiser's Parcel ID#2029-01-0022
(FOR INFORMATIONAL PURPOSES ONLY)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012012975 2 PGS

2012 JAN 31 04:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CEAGLETO Receipt#1464622

Doc Stamp-Deed: 427.00



WARRANTY DEED

THIS WARRANTY DEED, is made this 23 day of January, 2012, by and between **Alexandra A. Aufderheide**, a single woman whose address is **18 N. Euclid Avenue, Sarasota, FL 34237** (hereinafter "GRANTOR"), and **Anish Patel**, a single man whose address is **8335 Barton Farms Blvd, Sarasota, Florida 34240** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

THE NORTH 62 FEET OF LOTS 13 AND 14 AND THE NORTH 62 FEET OF THE WEST 1/2 OF LOT 15,
BLOCK A, GOLFVIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT
BOOK 1, PAGE 88, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Covenant Against Transfer(s). By acceptance of this Deed, Grantee hereby agrees that he/she/it may not convey, sell, or otherwise transfer all or any portion of the subject property for a period of thirty (30) calendar days from the date hereof, and any such attempted conveyance shall be void ab initio.

{SIGNATURES ON FOLLOWING PAGE}

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]

Printed Name Paul Mitchell

(2) [Signature]

Printed Name Bonnie L. Mill

GRANTOR:

[Signature]

Alexandra A. Aufderheide

P.O. Address: 18 N. Euclid Avenue, Sarasota, FL 34237

State of IN

County of MAPION

The foregoing instrument was acknowledged before me this 23 day of January, 2012 by Alexandra A. Aufderheide, who is/are personally known to me or who has/have produced a A136 001715510 Driver's License as identification.

FL-DL

HETAL JOGI
Printed Name:
Notary Public [Signature]
My Commission Expires: 12/28/18

