

127,500.00

## This Warranty Deed

Made this 16th day of April, 2012 by  
Thomas D. Hedges and Lee Ann Hedges, Husband And Wife

hereinafter called the grantor, to  
Lawrence Fontaine and Holly Fontaine, Husband And Wife

whose post office address is:  
75 Suncrest Dr  
Somers, CT 06071

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 \$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:

**Unit 202, Building 7, of THE GARDENS II OF ST. ANDREWS PARK AT THE PLANTATION, a Condominium, according to the plat thereof recorded in Condominium Plat Book 31, Page(s) 35; and being further described in that certain Declaration of Condominium recorded in Official Records Book 2908, Page 380, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.**


Parcel Identification Number: 0441-10-1122

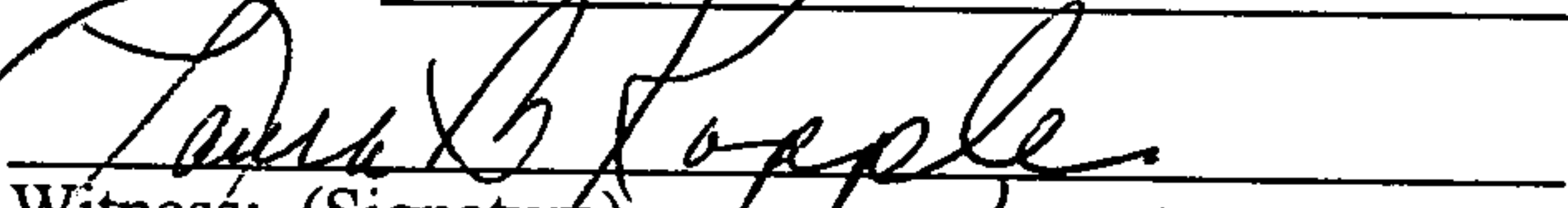
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

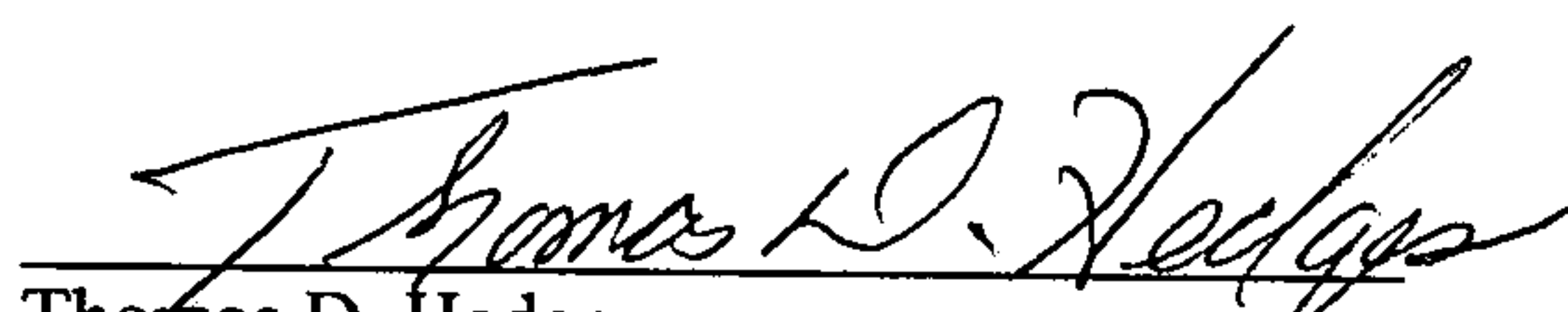
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

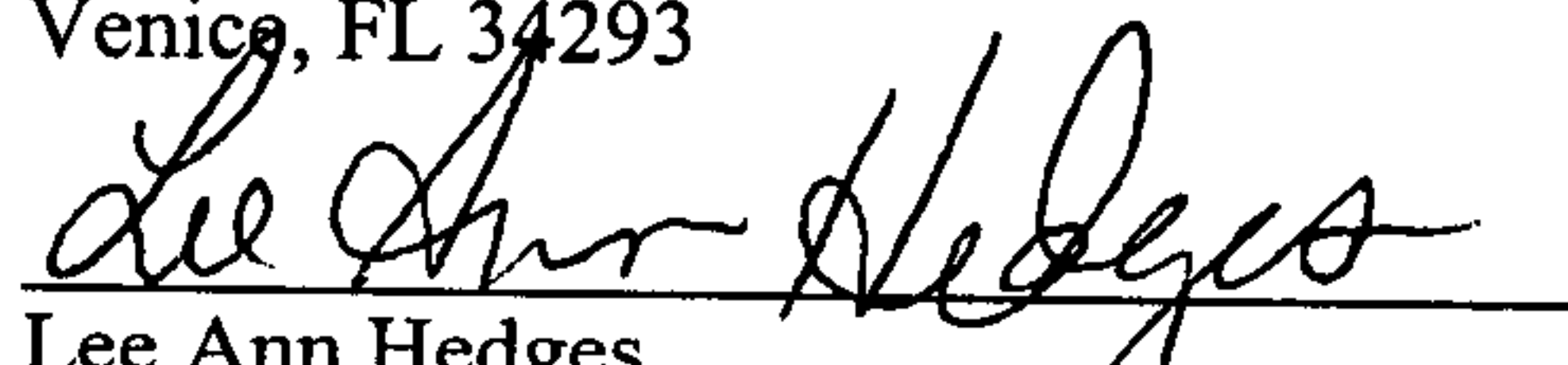
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness: (Signature)  
Print Name: **SALLY CRICK VOORHEES**

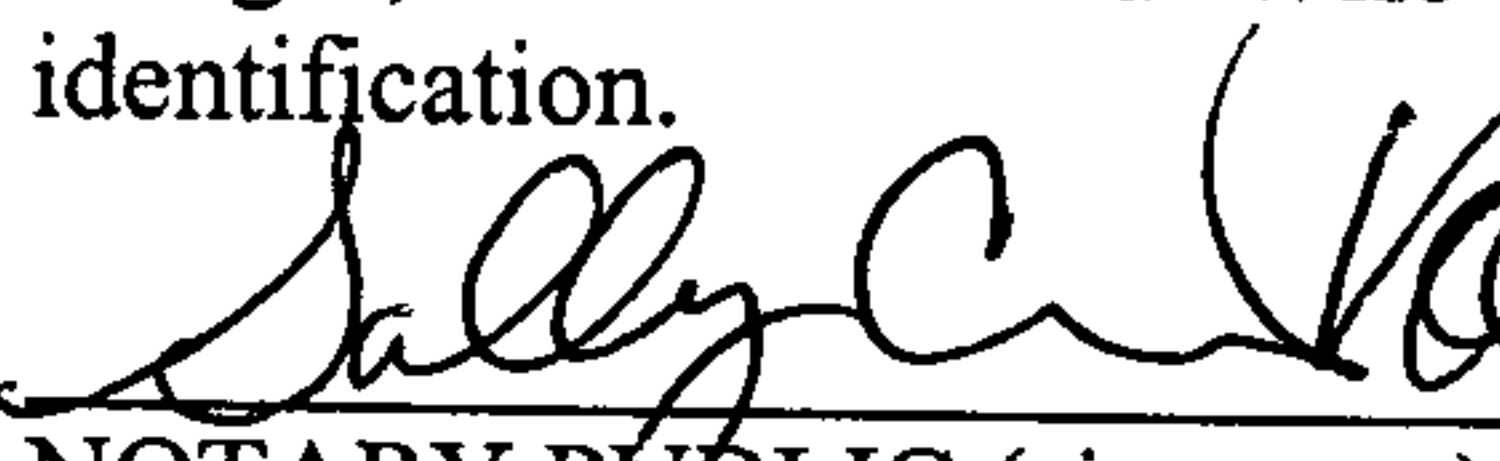
  
Witness: (Signature)  
Print Name: **Laura B. Kopple**

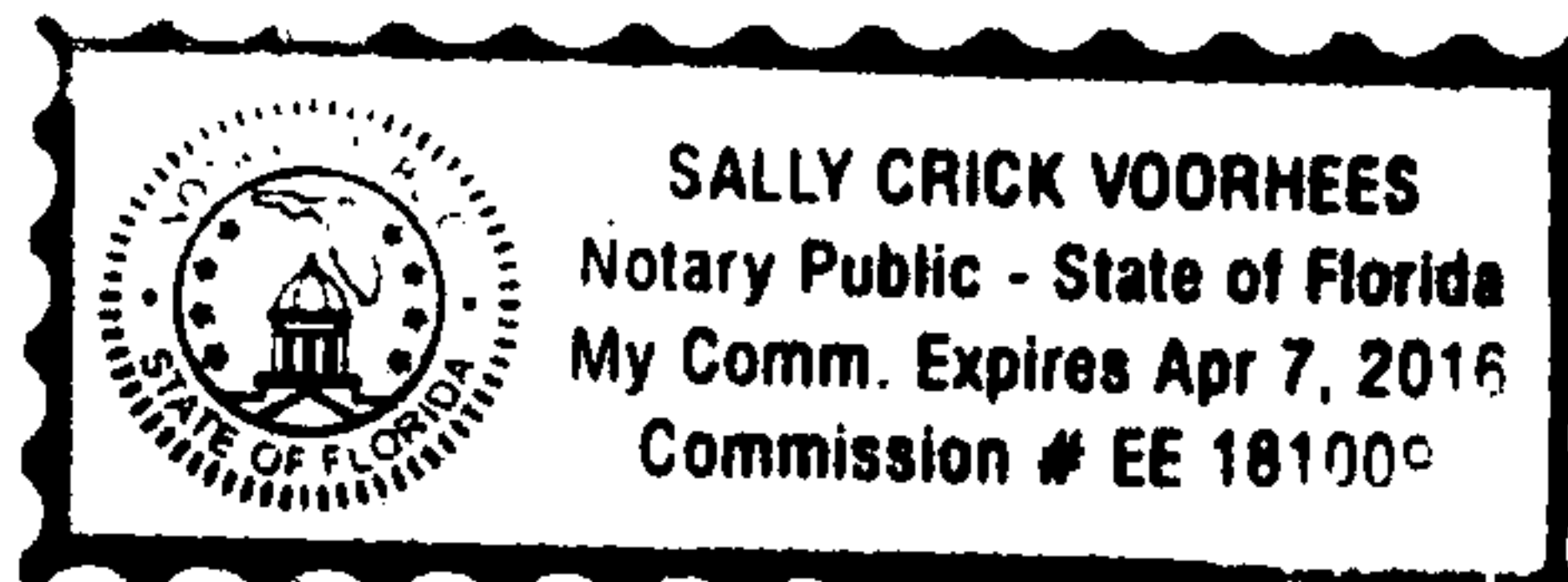
  
Thomas D. Hedges  
902 Addington Court  
Unit 101  
Venice, FL 34293

  
Lee Ann Hedges  
902 Addington Court  
Unit 101  
Venice, FL 34293


State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 16th day of April, 2012, by Thomas D. Hedges Lee Ann Hedges, Husband And Wife, who is personally known to me or who has produced Drivers License(s) as identification.

  
NOTARY PUBLIC (signature)  
Print Name: Sally Voorhees  
My Commission Expires:  
Stamp/Seal:



Prepared by: Sally Voorhees  
Sunbelt Title Agency  
331 Venice Avenue West  
Venice, FL 34285  
File Number: 9976120080  
Parcel Identification Number: 0441-10-1122

  
**RETURN TO:**  
**Sunbelt Title Agency**  
**2170 W. State Rd. 434**  
**Suite 450**  
**Longwood, FL 32779**

