

**RETURN TO GRANTEE(S)**

3 Prepared by:  
Sharon Hissam  
MSC Title, Inc.  
110 Nokomis Avenue North  
Venice, Florida 34285

File Number: 20130412  
Purchase Price: \$70200

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2013057188 3 PGS

2013 APR 24 04:02 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
JOLSON Receipt#1613772  
Doc Stamp-Deed: 491.40



29.00  
491.00

**General Warranty Deed**

Made this April 19, 2013 A.D. By **Janice Ann Labarge, Marianne Jean Neiman and Beth Ellen McCullough, as to each 1/5 undivided interest**, whose address is: \* , hereinafter called the grantor, to **Sandra Matthews, a married person**, whose post office address is: Box 880, Chester, Nova Scotia B0J 1J0, 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:

Return to  
MSC Title, Inc.  
100 S. Washington Blvd  
Sarasota, FL 34236

Unit 203, Building 7, THE GARDENS II OF ST. ANDREWS PARK AT THE PLANTATION, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 2908, Page 380, and as per plat thereof recorded in Condominium Book 31, Page 35 as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0441-10-1123**

**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, 2013.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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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)

*Sharon Hissam*  
Witness Signature above:

Witness print name below: SHARON HISSAM

*Janice Ann Labarge*  
**Janice Ann Labarge**  
Address: 305 Vanetten St., Pinconning, MI 48650

*Andra Kagbir*  
Witness Signature above:

Witness print name below: ANDRA KAGBIR

*Marianne Jean Neiman*  
**Marianne Jean Neiman**  
Address: 891 Norwalk Dr. #101, Venice, FL 34292

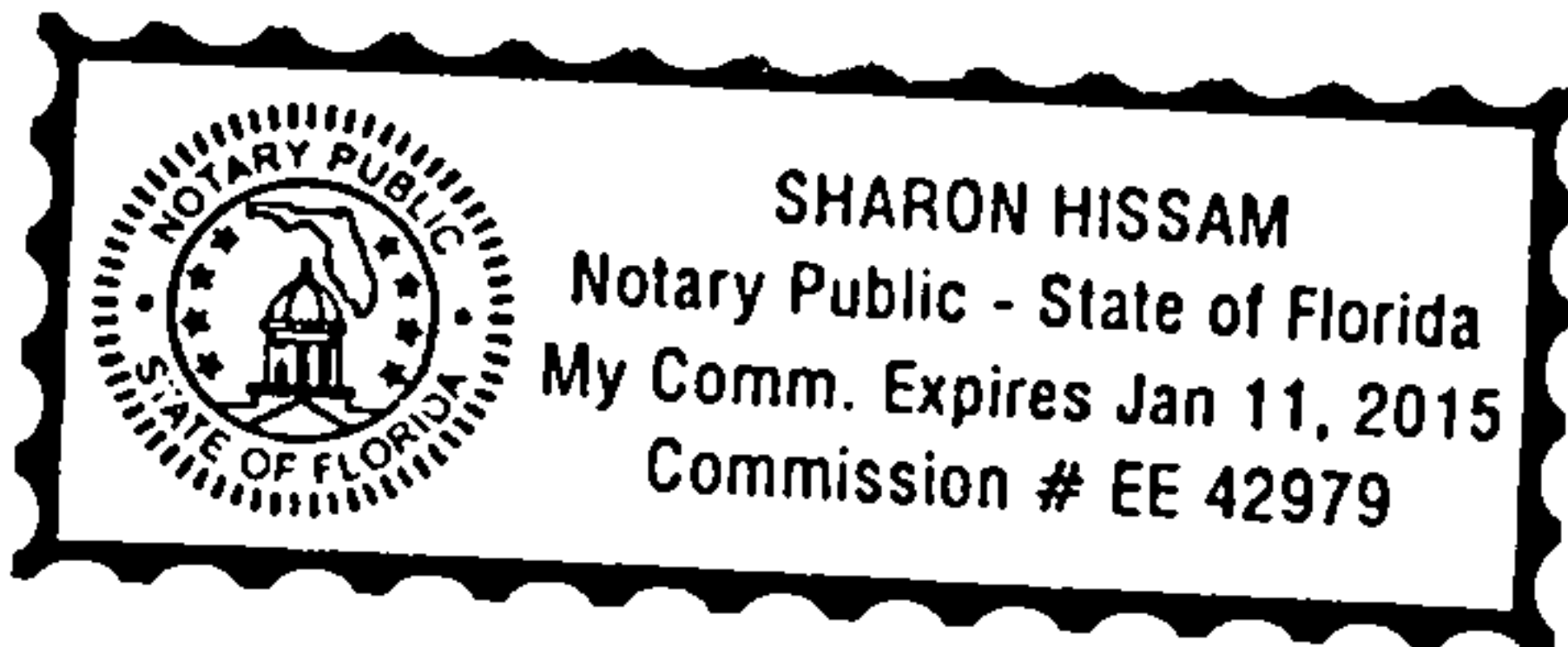
*Beth Ellen McCullough*  
**Beth Ellen McCullough**  
Address: 530 Wexford Dr., Venice, FL 34293

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me this 10th day of April, 2013, by Janice Ann Labarge, Marianne Jean Neiman and Beth Ellen McCullough, as to each 1/5 undivided interest, who are personally known to me or who has produced PHOTO ID as identification.

*Sharon Hissam*  
Notary Public  
Print  
Name: \_\_\_\_\_  
  
My Commission  
Expires: \_\_\_\_\_

{Notary Seal}





03/25/2013 10:54 FAX 9414974874

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RECEIVED  
APR - 3 2013  
BY:

10 DAY PRIOR TO OCCUPANCY PLEASE:  
RETURN TO: GARDENS II OF ST. ANDREWS ASSOCIATION, INC.

~~c/o Antares Group, Inc.  
4125 S. Fort Mitchell Trail, PMB #173  
Venice, FL 33593~~

SCANNED

~~Phone (941) 484-7900 \* Fax (941) 484-7099 \* Toll Free 877-252-4354~~

SALE APPLICATION

FAXED

The following information is pertaining to the sale of unit #: 809 Montrose #203  
Seller's Name: ESTATE OF KATHERINE McCallough  
Buyer's Name: MALCOLM & SAMRA MATTHEWS  
Present Address: Box 880, Chester, Nova Scotia B0J 1J0

Address to MAIL ALL Condo. correspondence: Box 880, Chester, Nova Scotia B0J 1J0

Age(s) 68 Occupations: RETIRED

Employed by: RETIRED How long? 4 Yrs  
Business address: N/A Phone: 902-225-2274

No. of children (if any): \_\_\_\_\_ Ages: \_\_\_\_\_  
Pet description (if any): \_\_\_\_\_  
Only one pet allowed, not to exceed 20 lbs.

Vehicle Make: Ford Focus Year: 2013 Tag: \_\_\_\_\_

Contact in care of emergency: CHRISTINA JONWTON  
Phone: 902-677-0313 Address: 53 KING ST., WOLFVILLE, NOVA SCOTIA B4P 2R3

Buyer has been provided with a set of Condominium Documents and agrees to abide by all rules, regulations and restrictions contained in the Association "Declaration of Condominium" and "By-Laws", as well as all condominium rules established by the Board of Directors. The buyer(s) acknowledge, by their signatures below, that they have read the above mentioned rules, regulations and restrictions.

Signed Buyer: [Signature] Buyer: [Signature]

Closing date: 4-19-2013 Agent, if any - name & phone #: Cindy Dillandae - MRC FAX-941-497-4874 call 941-716-3402

BOARD ACTION: APPROVED  REJECTED \_\_\_\_\_  
Date: 4-3-13 Board signature: [Signature]

3/26/13 Stamped & e-mailed to G2 Board.