

3 RETURN TO GRANTEE(S)

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

File Number: 20130412
Purchase Price: \$46,800

27.00
327.60

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013057189 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: 327.60



General Warranty Deed

Made this April 19, 2013 A.D. By **Karen Jane Prusinsk a/k/a Karen J. McCullough and Robert Bond McCullough, Jr.**, as to each 1/5 undivided interest, whose address is: 6097 Thorncliff Dr., Swartz Creek, MI 48473, 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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Prepared by:
Sharon Hissam
MSC Title, Inc.
110 Nokomis Avenue North
Venice, Florida 34285

File Number: 20130412
Purchase Price: \$46,800

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)

Jason Skrzyniarz
Witness Signature above:

Witness print name below:
JASON SKRZYNIARZ

Karen Jane Prusinsk
Karen Jane Prusinsk a/k/a Karen J. McCullough
Address: 6097 Thorncliff Dr., Swartz Creek, MI
48473

Christy A. Cavagan
Witness Signature above:

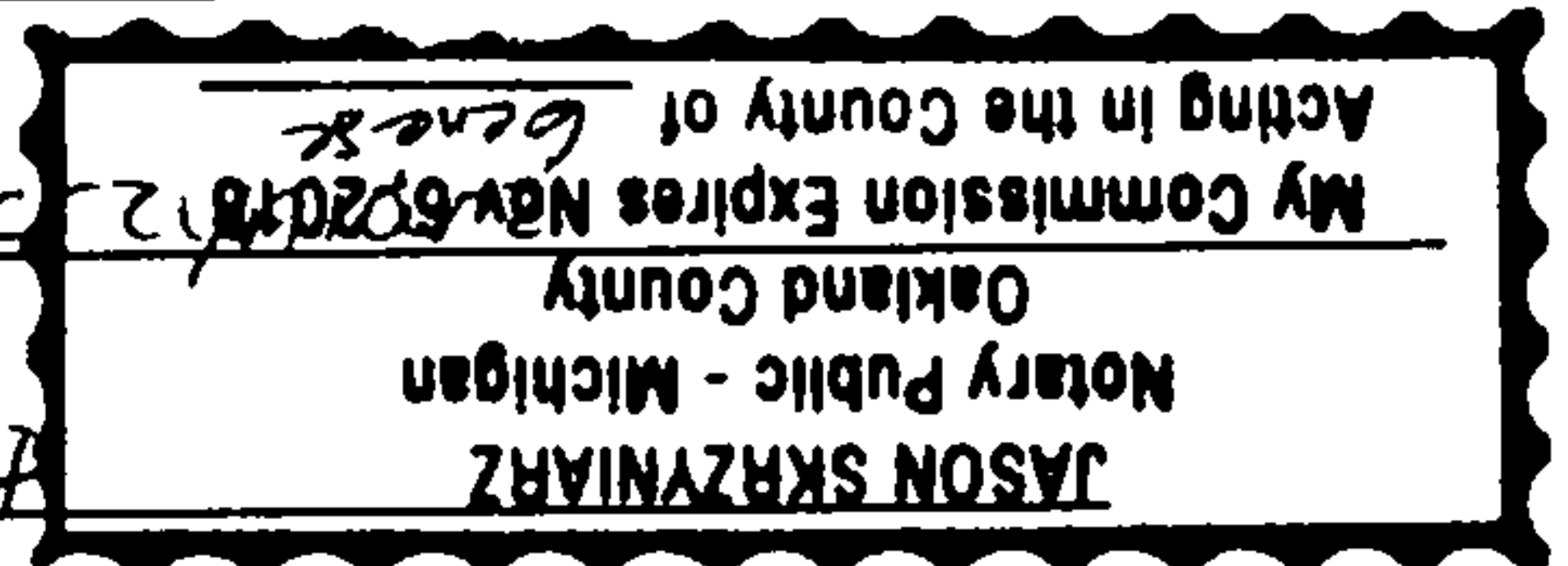
Witness print name below:
Christy A. Cavagan

State of Michigan
County of Benewah

The foregoing instrument was acknowledged before me this 9 day of April, 2013, by Karen Jane Prusinsk a/k/a Karen J. McCullough, who is personally known to me or who has produced Drivers License as identification.

{Notary Seal}

Jason Skrzyniarz
Notary Public
Print
Name: Jason Skrzyniarz
My Commission Expires 11/6/17
Expires:



RETURN TO GRANTEE(S)

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

File Number: 20130412
Purchase Price: \$117000

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)

Jason Skrzyniarz
Witness Signature above:

Robert Bond McCullough, Jr.
Robert Bond McCullough, Jr.
Address: 4069 Jennie Lane, Swartz Creek, MI 48473

Witness print name below:
Jason Skrzyniarz

Christy A. Cavagan
Witness Signature above:

Witness print name below:
Christy A. Cavagan

State of Michigan
County of Genesee

The foregoing instrument was acknowledged before me this 9 day of April, 2013, by Robert Bond McCullough, Jr., who are personally known to me or who has produced Drivers License as identification.

{Notary Seal}

Jason Skrzyniarz
Notary Public
Print
Name: _____
My Commission Expires: _____
Expires: _____
JASON SKRZYNIARZ
Notary Public - Michigan
Oakland County
My Commission Expires Nov 6, 2018
Acting in the County of Genesee