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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013100872 1 PG
2013 JUL 19 03:39 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#1645079
Doc Stamp-Deed: 525.00

Rec. Fees: ~~1850~~ 10⁰⁰
Doc Stamps: 525⁰⁰
Int. Tax:
Index: pp 75,000⁰⁰



General Warranty Deed

Made this July 18, 2013 A.D. By **Michael C. Dowie and Ann E. Donnelly-Dowie, husband and wife**, whose address is: 3500 Riviera Drive, Sarasota, FL 34232, hereinafter called the grantor, to **KG5 Group, LLC a Florida limited liability company**, whose post office address is: 4411 Bee Ridge Road, #119, Sarasota, FL 34233, 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:

Lot 22, GREENWOOD SUBDIVISION, a subdivision according to the plat thereof recorded at Plat Book 2, Page 137, in the Public Records of Sarasota County, Florida.

Parcel ID Number: 2006-01-0046

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 and assessments accruing subsequent to December 31, 2012.

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 # 1 as to both grantors (if applicable)
Witness # 1 Printed Name: STACEY FORD

Michael C. Dowie (Seal)
Address: 3500 Riviera Drive, Sarasota, FL 34232

Witness # 2 as to both grantors (if applicable)
Witness # 2 Printed Name: _____

Ann E. Donnelly-Dowie (Seal)
Address: 3500 Riviera Drive, Sarasota, FL 34232

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 18 day of July, 2013, by Michael C. Dowie and Ann E. Donnelly-Dowie, who is/are personally known to me or who has produced as identification.

Notary Public
Print Name: _____
My Commission Expires: 9/8/15

