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INSTRUMENT # 2013116713 3 PGS
2013 AUG 22 10:03 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CEAGLETO Receipt#1656485
Doc Stamp-Deed: 2,730.00

RETURN TO GRANTEE(S)

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

File Number: 20130931
Purchase Price: $390000

27.00
2730.00

2013116713

General Warranty Deed

Made this August 15, 2013 A.D. By **Jane J. Nuzum, individually and as Trustee of the Jane J. Nuzum Revocable Trust Agreement dated March 23, 1993,** a/k/a one and the same as the Jane J. Nuzum Revocable Living Trust under Agreement dated March 23, 1993, whose address is: P.O. Box 3901, Pinehurst, NC 28374, hereinafter called the grantor, to **David F. Habecker and Susan K. Habecker, husband and wife**, whose post office address is: P.O. Box 2045, Venice, FL 34284, 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
MSC Title, Inc.
100 S. Washington Blvd
Sarasota, FL 34236

Condominium Units A, B, C and D, RIVIERA MEDICAL PARK, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 2189, Page 2161-2213, as amended from time to time, and Condominium Book 28, Page 32 and 32A, of the Public Records of SARASOTA County, Florida.

"Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property."

Parcel ID Number: **0429-05-2001**

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, 2012.

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Venice, Florida 34285

File Number: 20130931
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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)

Witness Signature above:

Witness print name below: Catherine Ross Welker

Witness Signature above:

Witness print name below: Sonia J. Patterson

Jane J. Nuzum TTE

Jane J. Nuzum, individually and as Trustee under Revocable Trust Agreement dated March 23, 1993
Address: P.O. Box 3901, Pinehurst, NC 28374

State of North Carolina
County of Moore

The foregoing instrument was acknowledged before me this 13th day of August, 2013, by Jane J. Nuzum, individually and as Trustee of the Jane J. Nuzum Revocable Trust Agreement dated March 23, 1993, who is personally known to me or who has produced FLDL as identification.

{Notary Seal}

Notary Public
Print Name: Anita Harris
My Commission Expires: October 27, 2013

CERTIFICATE OF APPROVAL

Seller: Jane J. Nuzum, as Trustee under Revocable Trust Agreement dated March 23, 1993
Buyer: David F. Habecker and Susan K. Habecker, husband and wife

Re: Condominium Units A, B, C and D, RIVIERA MEDICAL PARK, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 2189, Page 2161-2213, as amended from time to time, and Condominium Book 28, Page 32 and 32A, of the Public Records of SARASOTA County, Florida.

RIVIERA MEDICAL PARK CONDOMINIUM ASSOCIATION hereby consents to the conveyance of the above referenced lot to the above named buyer(s).

By: Jane J. Nuzum, TTE

JANE J. NUZUM, TTE (Secretary)
Print Name and Title