

After Recording Return To:
Karen Fischer
Sandbar Title, LLC
1687 Hayley Lane
Suite 205
Fort Myers, FL 33907

10/24/2013 09:03:52 AM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1677168

Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1400.70
Intang. Tax: \$0.00

This Instrument Prepared by:
Karen Fischer
Sandbar Title, LLC
1687 Hayley Lane
Suite 205
Fort Myers, FL 33907

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

File No.: 1300167

WARRANTY DEED

This Warranty Deed, made the 30th day of SEPTEMBER 2013, by Robert R. Rogers to Michael D. Austin and Kelly S. Austin, husband and wife, whose post office address is: P.O. Box 540, Sharpsburg, MD 21782, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$200,010.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliena, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, to wit:

Begin at the Northeast corner of Section 36, Township 40 South, Range 19 East; thence South 00°42'11" West along the centerline of S. R. 775, a distance of 1387.42 feet to a point; thence North 88°41'38" West a distance of 50.00 feet to an iron pipe on the West right-of-way line of said S.R. 775 for a principal Point of Beginning; thence continue North 88°41'38" West along the new Southerly right-of-way of Cowles Street a distance of 150.00 feet; thence South 00°42'11" West 150.00 feet; thence South 88°41'38" East 150.00 feet to a point on the Westerly right-of-way of said S.R. 775; thence North 00°42'11" East along said Westerly right-of-way of S.R. 775 150.00 feet to the principal Point of Beginning and being part of Lot 94, Plat of Englewood, recorded in Plat Book 1, Page 130, of the Public Records of Manatee County, Florida of which Sarasota County was formerly a part.

The property is not the homestead of the Grantor(s).

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 2012, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature] [Signature]
Printed Name: X MISTY L ROGERS Robert R. Rogers

Witness Signature: [Signature]
Printed Name: X RAYMOND J. PLANTE

State of Florida SARASOTA
County of SARASOTA

The foregoing instrument was acknowledged before me this 30th day of SEPTEMBER 2013 by Robert R. Rogers who is/are personally known to me or has/have produced driver's license(s) FLOR as identification.

My Commission Expires: 05/14/2015

Notary Public Signature [Signature]
Printed Name: X MISTY L ROGERS
Serial Number EE089913

