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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015066565 1 PG(S)
June 01, 2015 11:04:41 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $4,200.00

Prepared by and Return to:
John J. Shea
John J. Shea, P.A.
1776 Ringling Blvd.
Sarasota, Florida 34236

File Number: 558.002
Parcel ID Number: **0122130003**
Recording: $ 10.00
Doc. Stamps: $ 4,200.00

General Warranty Deed

Made this May 29, 2015 A.D. By **Carol M. Flint, a married woman, joined by her husband, James W. Flint,** whose address is: 1704 Caminito Ardiente, La Jolla, California 92037, hereinafter called the "Grantor", to **Joseph G. Ennis and Carla R. Ennis, husband and wife**, whose post office address is: 8599 Woodbriar Drive, Sarasota, Florida 34238, 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 173, DEER CREEK, UNIT 4, according to the plat thereof, as recorded in Plat Book 34, Page 19, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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, 2014.

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 Printed Name Danielle A. Bonner

Witness Printed Name Anne Arizpe

Carol M. Flint (Seal)
Carol M. Flint
Address: 1704 Caminito Ardiente, La Jolla, California 92037

(Seal)
James W. Flint
Address: 1704 Caminito Ardiente, La Jolla, California 92037

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 21st day of May, 2015, by Carol M. Flint, a married woman, joined by her husband, James W. Flint, who are personally known to me or who have produced FL DLs as identification.

DANIELLE A. BONNER
MY COMMISSION # FF 046987
EXPIRES: October 25, 2017
Bonded Thru Notary Public Underwriters

Notary Public
Print Name:

My Commission Expires: