

6/12/2015 2:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1871444

Doc Stamp-Deed: \$2,450.00

Prepared by and Return To:
Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA15-10720

APN/Parcel ID(s): 0429030016

WARRANTY DEED

THIS WARRANTY DEED dated , by E. F. Hibner,, Jr. and Judith L. Hibner, husband and wife, hereinafter called the grantor, to Susan Reed and Joseph Reed, husband and wife, whose post office address is 45 Cotton Road, Deerfield, NH 03037, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Sarasota, State of Florida, to wit:

Lot 4, Block 87, Venezia Park Section of Venice, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 168, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2014.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



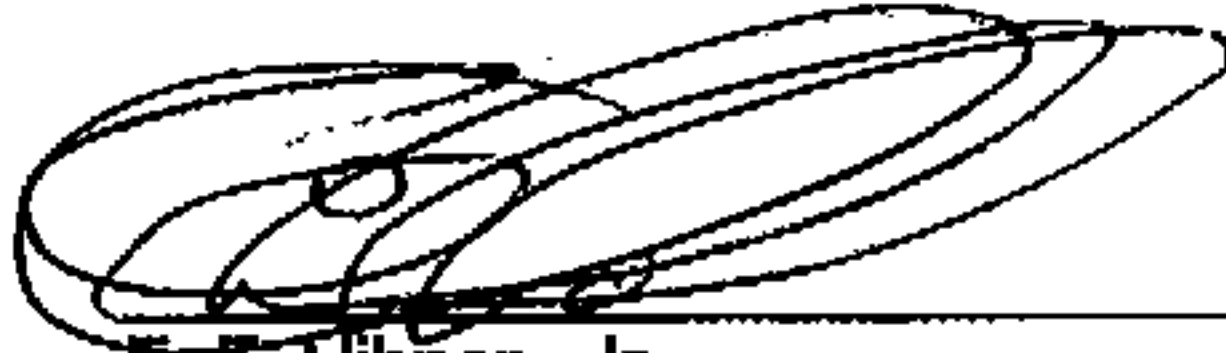
Witness Signature

Theresa A Reese
Print Name

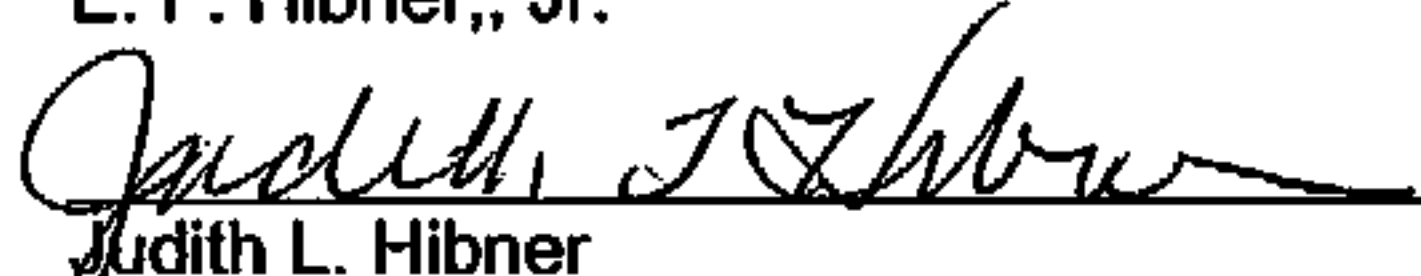


Witness Signature

Tina S. Casselli
Print Name



E. F. Hibner, Jr.



Judith L. Hibner

Address:

State of FLORIDA

County of SARASOTA

The foregoing instrument was acknowledged before me this 12th day of JUNE, 2015,
by E.F. HIBNER, JR. AND JUDITH L. HIBNER, husband and wife, to me known to be the person(s)
described in or who has/have produced FLDC as identification and who executed the
foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 12th day of JUNE, 2015.



NOTARY PUBLIC

My Commission Expires:

