

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Grace Keane
Gold Crest Title Services
19700 Cochran Boulevard, Unit B
Port Charlotte, Florida 33948
Our File No.: GC15-566

Doc Stamp-Deed: \$693.00



Property Appraisers Parcel Identification (Folio) Number: 0410040030

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$99,000.00. Florida Documentary Stamps in the amount of \$693.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 25th day of September, 2015 by MICHELE L. COURTNEY, whose post office address is 770 James Street, #307, Syracuse, NY 13203 herein called the Grantor, to JOSEPH TORTORELLA and CAROL TORTORELLA, husband and wife whose post office address is 288 Willowick Way, Venice, FL 34293, hereinafter called the Grantees:

(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 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 23, Block 232, Replat of Blocks 227, 228, 229, 230, 231, 231A and 232, NORTH EDGEWOOD SECTION OF VENICE, according to the Plat thereof, as recorded in Plat Book 10, Pages 94 and 94A, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

Grantor herein covenants that the above described property is not her homestead and further states she resides at: 770 James St, #307, Syracuse, NY 13203.

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 Grantees 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, and hereby 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 the presence of:

[Signature]
Witness #1 Signature

Say Morales
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Robert Harold A. Ashford
Witness #2 Printed Name

[Signature]
MICHELE L. COURTNEY

STATE OF NEW YORK
COUNTY OF Onondaga

The foregoing instrument was acknowledged before me this 25th day of September, 2015 by MICHELE L. COURTNEY who is personally known to me or has produced FL Driver License as identification.

SEAL

[Signature]
Notary Public
Eleanor J. Dollinger (Stank)
Printed Notary Name

My commission expires:

June 17, 2017

ELEANOR J DOLLINGER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DO6284485
Qualified in Onondaga County
My Commission Expires June 17, 2017