

R & R
MSC Title, inc

RETURN TO GRANTEE(S) Osprey Avenue

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

File Number: 20160259
Purchase Price: \$170000

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016043090 3 PG(S)
April 11, 2016 02:21:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$1,190.00



27⁰⁰
190⁰⁰

General Warranty Deed

Made this April 7, 2016 By **Sandra Matthews, a married woman**, whose address is: PO Box 880, 17 Endeavour Ave, Chester, Nova Scotia, CA B0J 1J0, hereinafter called the grantor, to **Cameron Smith and Diane Smith, husband and wife**, whose post office address is: Unit 226-2120 Itabashi Way, Burlington, ON, Canada L7M 0V3, 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:

Unit 203, Building 7, THE GARDENS II OF ST. ANDREWS PARK AT THE PLANTATION, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 2908, Page 380, and as per plat thereof recorded in Condominium Book 31, Page 35 as amended from time to time, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Parcel ID Number: **0441101123**

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, 2015.

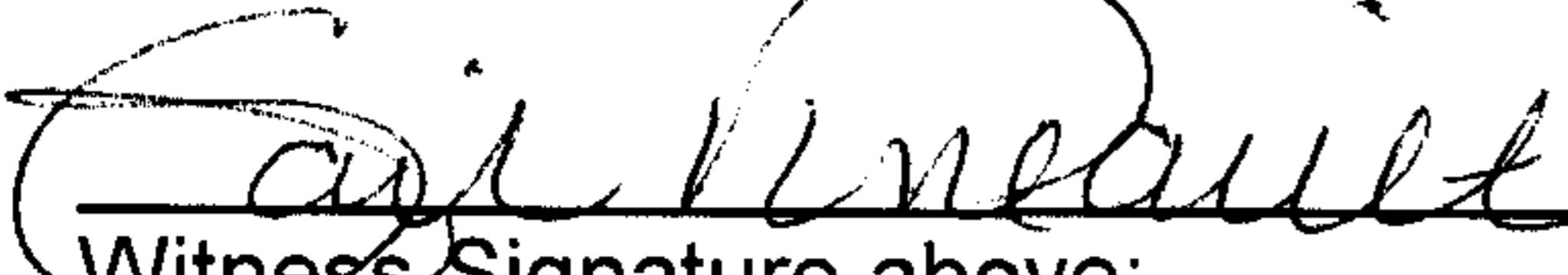
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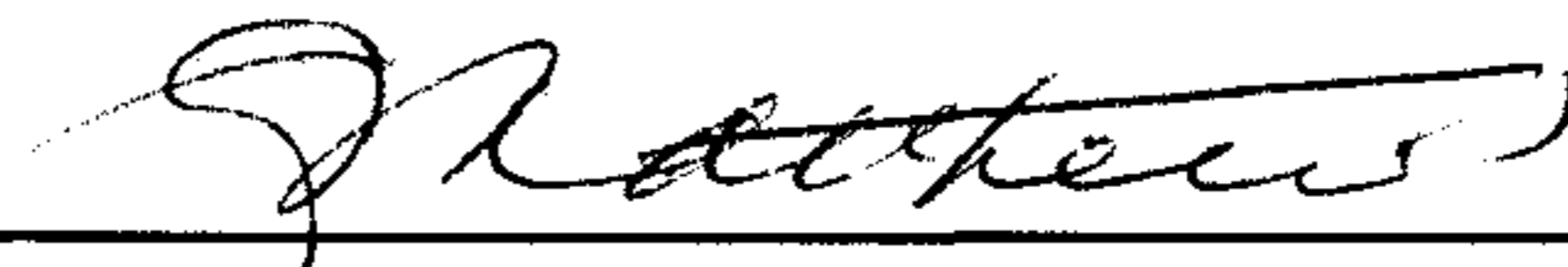
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)




Witness Signature above:

Witness print name below:
Gail Pineault



Sandra Matthews
Address: PO Box 880, 17 Endeavour Ave, Chester,
Nova Scotia, CA B0J 1J0,

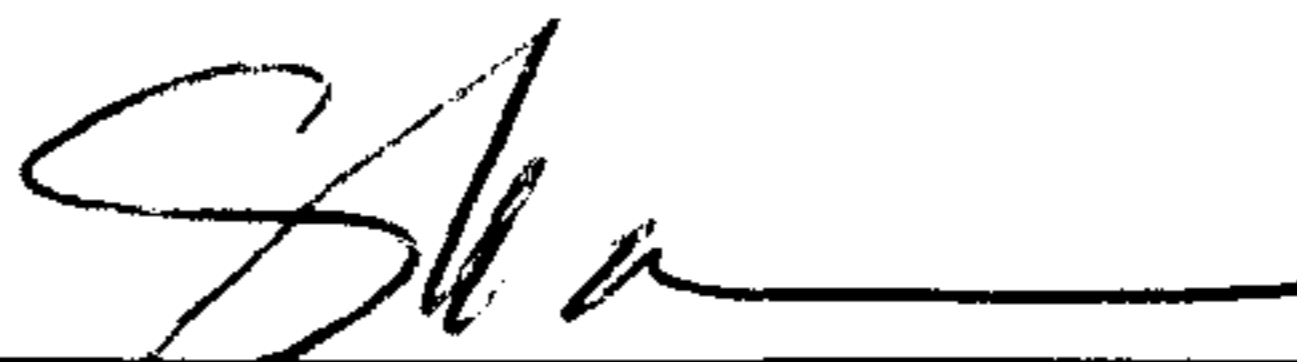


Witness Signature above:

Witness print name below:
SHARON HISSAM

State of Florida
County of Sarasota

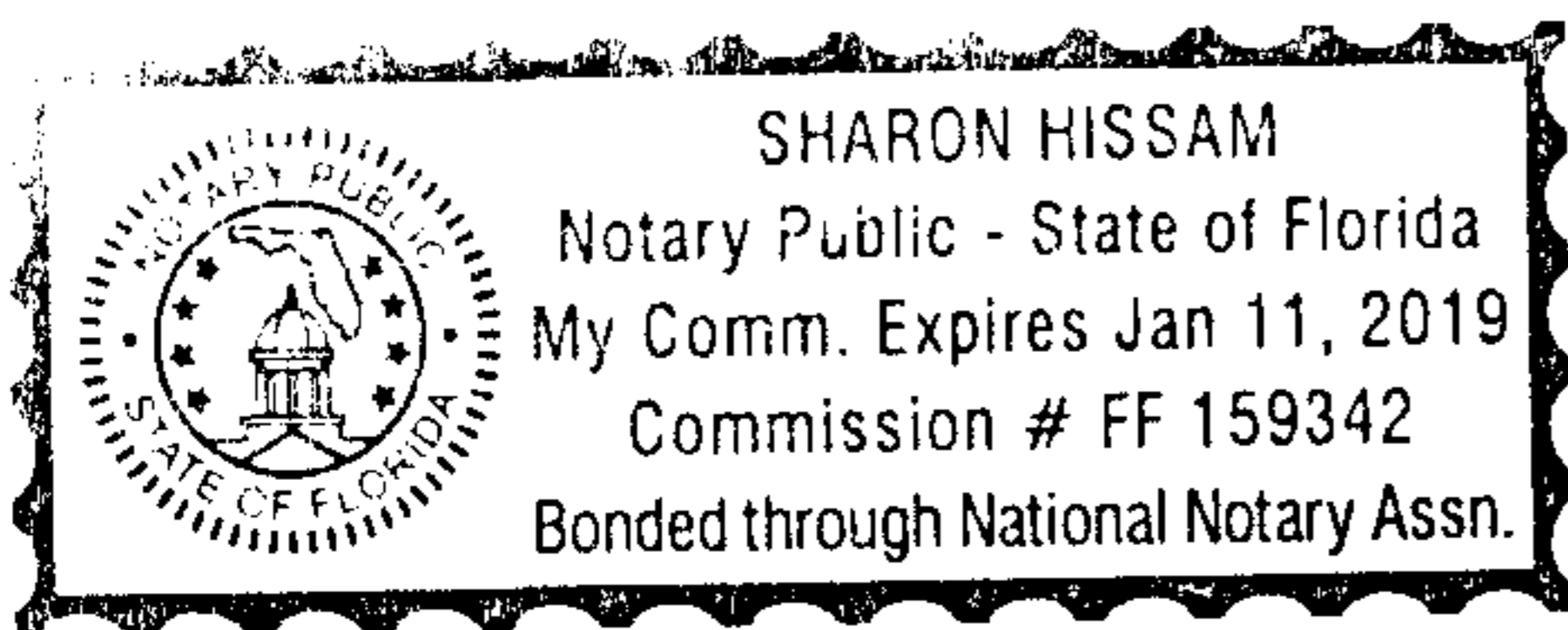
The foregoing instrument was acknowledged before me this 29th day of March, 2016, by Sandra Matthews, a married woman, who is personally known to me or who has produced PHOTO ID as identification.



Notary Public
Print
Name: _____

{Notary Seal}

My Commission
Expires: _____



GARDENS II OF ST. ANDREWS CONDOMINIUM ASSOCIATION, INC.

c/o Argus Management of Venice, Inc.
181 Center Rd. ~ Venice, Fl. 34285
(941) 408-7413 ~ Fax (941) 408-7419

SCANNED
RECEIVED FEB 18 2016

SALE APPLICATION

(Please submit 10 days prior to occupancy)

The following information is pertaining to the sale of unit #: 809 Montrose Dr # 203

Seller's Name: Sandra Matthews

Buyer's Name: Cameron & Diane Smith

Present Address: 406 Carboran Circle W # 226 Venice, FL

Mail all correspondence to: _____

E-Mail: _____ Phone: _____

Employer: _____ Occupation: _____

Employer Address: _____ Phone: _____

Pet description (if any): none Only one pet allowed, not to exceed 20 lbs.

Vehicle Make: _____ Year: _____ Tag: _____

Buyer has been provided with a set of Condominium Documents and agrees to abide by all rules, regulations and restrictions contained in the Association "Declaration of Condominium" and "By-Laws", as well as all condominium rules established by the Board of Directors. The buyer(s) acknowledge, by their signatures below, that they have read the above mentioned rules, regulations and restrictions.

[Signature]
Buyer Signature

[Signature]
Buyer Signature

Closing Date: 4/7/16

Agent Name/Contact: Bambi Horton
941 228 4881

BOARD ACTION: APPROVED REJECTED

Date: 3-3-16

Board Signature: [Signature]