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February 17, 2017 05:02:17 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,905.00


✓ Prepared by and return to:

Richard D Saba
Attorney at Law
Richard D. Saba, P.A.
2033 Main Street Suite 400
Sarasota, FL 34237
941-952-0990
File Number: **CantinKravitz**
Consideration Paid: \$415,000.00

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Warranty Deed

This Warranty Deed made this **15th** day of **February, 2017** between **Steven B. Kravitz and Valerie A. Montague, husband and wife**, whose post office address is **662 Hilary Drive, Tiburon, CA 94920**, grantor, and **Antoine J. Cantin**, whose post office address is **1102 Ben Franklin Drive, Unit 408, Sarasota, FL 34236**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 11 and the West 1/2 of Lot 13, Block E, Poinsettia Park, according to the map or plat thereof as recorded in Plat Book 1, Page 143, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 2039080038

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature:

Witness #1 Printed Name: SHANE CROSSY

Steven B. Kravitz

Witness #2 Signature:

Witness #2 Printed Name: Jill M. Sherwood

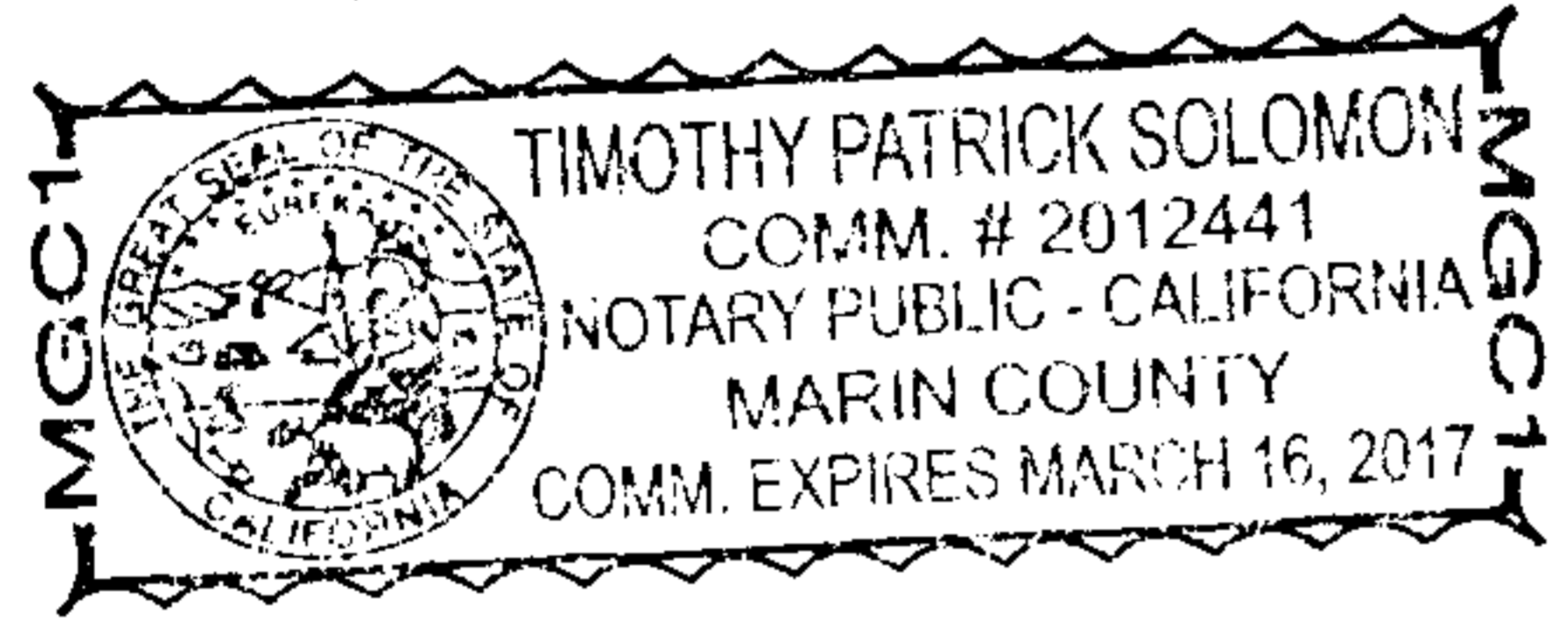
Valerie A. Montague

State of California

County of MARIN

The foregoing instrument was acknowledged before me this 14th day of February, 2017 by Steven B. Kravitz and Valerie A. Montague, husband and wife, who are personally known to me or who have produced their CALIFORNIA driver's licenses as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Timothy Patrick Solomon

My Commission Expires: 3/16/17