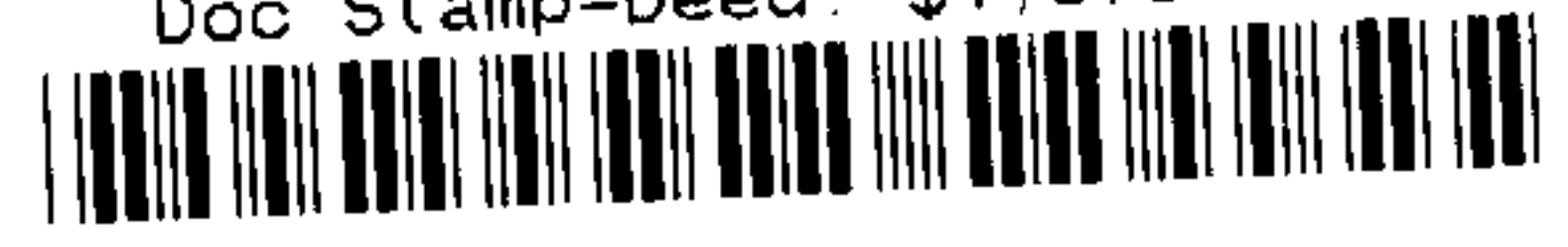


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017030387 1 PG(S)
March 13, 2017 02:53:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by and return to:
Michael D. Wyckoff
Gold Key Title, L.C.
4909 Manatee Avenue West
Bradenton, FL 34209
941-795-5775

Doc Stamp-Deed: \$1,575.00



[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **6th** day of **March, 2017** between **David H. O'Neill and Laurel L. O'Neill, husband and wife** whose post office address is **213 Lychee Rd, Nokomis, FL 34275**, grantor, and **Michelle A. Scott** whose post office address is **PO Box 25282, Sarasota, FL 34277**, 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 26, Block B, BAYVIEW, according to the map or plat thereof as recorded in Plat Book 1, Page 156, Public Records of Sarasota County, Florida

Parcel Identification Number: 2039100001

Subject to taxes for 2017; 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 Name: Michael D Wyckoff
Elizabeth Grosner
Witness Name: Elizabeth Grosner

David H O'Neill
David H. O'Neill

Laurel L O'Neill
Laurel L. O'Neill

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me this 6th day of March, 2017 by David H. O'Neill and Laurel L. O'Neill, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Notary Public
Notary Public
Printed Name: _____
My Commission Expires: _____