

Prepared by and Return to:
Lill Denham
Sarasota Title Services, Inc.
3380 Magic Oak Lane
Sarasota, Florida 34232

File Number: 15-1279

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017050450 2 PG(S)
April 24, 2017 05:46:41 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$4,840.50


SALES PRICE: \$691,500.00

Documentary Stamps: \$4,840.50

General Warranty Deed

Made this April 6, 2017 A.D. By **Courtyard Villas, L.L.C., a Florida Limited Liability Company**, whose post office address is: 2382 Waldemere Street, Sarasota, Florida 34239, hereinafter called the grantor, to **David Lynch and Susan Tetrick Lynch, husband and wife**, whose post office address is: 1715 South School Avenue, Sarasota, Florida 34239, 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:

The southerly 80 feet of Lots 2 and 4, Block J, La Linda Terrace, a subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 85, of the Public Records of Sarasota County, Florida.

a/k/a 1715 S School Avenue, Sarasota, Florida 34239

Parcel ID Number: **2035110068**

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.

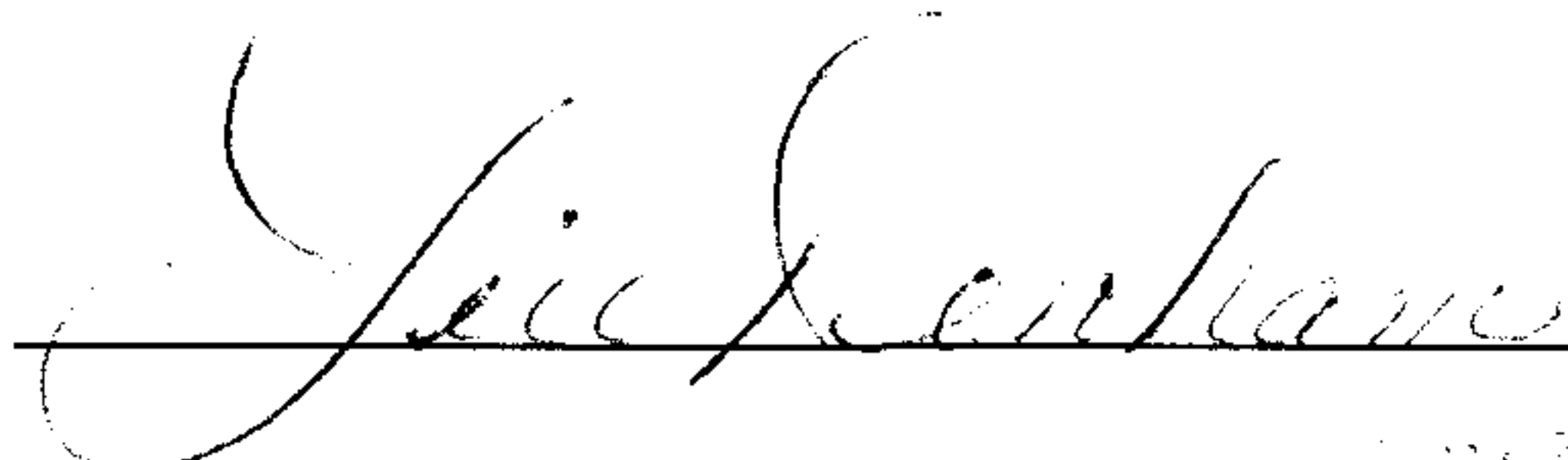
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing after December 31, 2016.

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

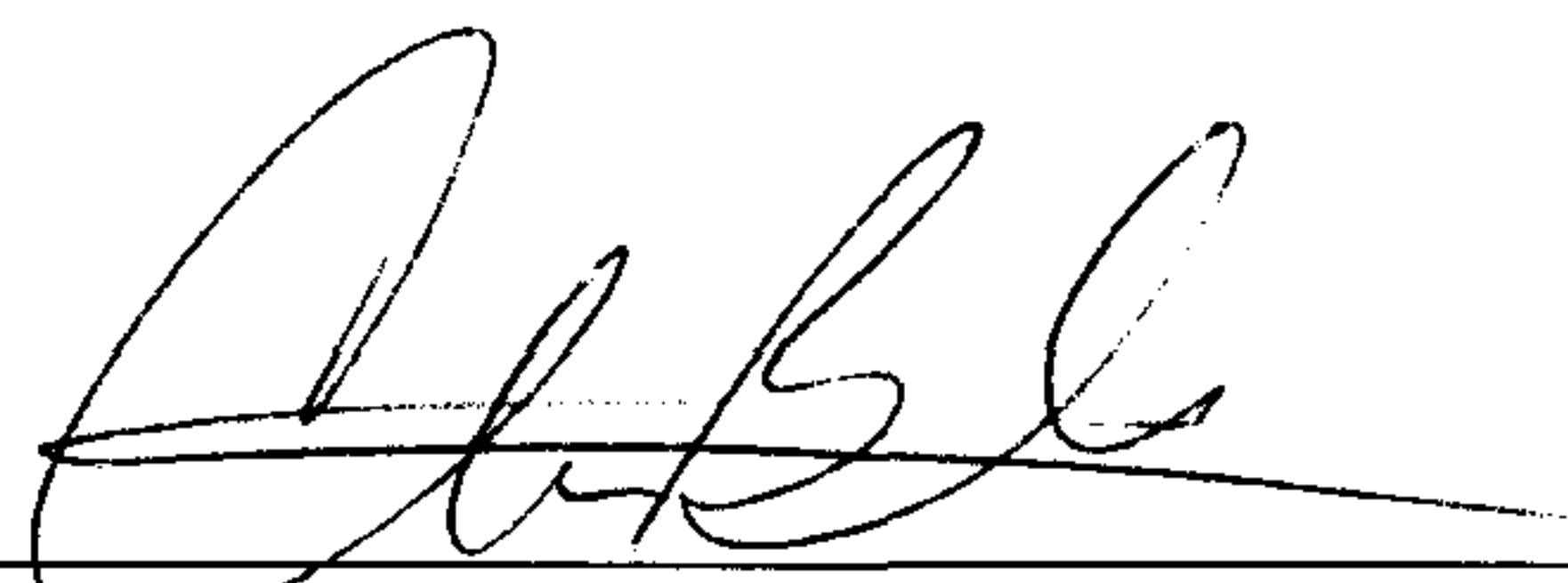
*Signed, sealed and delivered in our presence of
TWO SEPARATE DISINTERESTED WITNESSES:*



Witness Printed Name Lill Denham



Witness Printed Name Victoria Rodriguez



(Seal)

Cheryl Blankenship, Manager

Courtyard Villas LLC, , a Florida Limited Liability

Address: 2382 Waldemere Street, Sarasota, Florida 34239

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 6th day of April, 2017, by Cheryl Blankenship, Manager of Courtyard Villas LLC, a Florida Limited Liability Company C, who is/are personally known to me or who has produced current/valid photo ID as identification.


Notary Public

Print Name: _____

My Commission Expires: _____

