

After Recording Return to:  
Grace Madden  
Townsend Title Insurance Agency, LLC  
4049 Del Prado Blvd.  
Cape Coral, FL 33904

6/16/2017 12:09 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

This Instrument Prepared by:  
Grace Madden  
Townsend Title Insurance Agency, LLC  
4049 Del Prado Blvd.  
Cape Coral, FL 33904

SIMPLIFILE

Receipt # 2123505

Doc Stamp-Deed: \$31.50

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):0953151505  
File No.: GM0163

## WARRANTY DEED

This Warranty Deed, Made the 19 day of June, 2017, by  
**Musa Iffeihha and Ilham A. Iffeihha,**  
whose post office address is:  
**1707 Mammoth Dr., Allen, TX 75002-6462,**  
hereinafter called the "Grantor", to  
**Florida Reserve Homes, LLC, A Florida Limited Liability Company,**  
whose post office address is:  
**2180 West First St, #310, Fort Myers, FL 33901,**  
hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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,** to wit:

Lot 5, Block 1515, Thirtieth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Pages 14, 14A through 14Q, inclusive, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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 12/31/2016, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: ✓ Pamela Bashian Musa IFTIHA  
Printed Name: Pamela Bashian Musa Iftaiha

Witness Signature: ✓ Jennifer Waddell ✓ Ilham A. Iftaiha  
Printed Name: ✓ Jennifer Waddell Ilham A. Iftaiha

State of ✓ Texas  
County of ✓ Collin

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 2017 by Musa Iftaiha and Ilham A. Iftaiha, who is/are personally known to me or has/have produced Drivers License as identification.

✓ Jennifer Waddell  
Notary Public Signature  
Printed Name: ✓ Jennifer Waddell

My Commission Expires: ✓ 4-14-2021  
(SEAL) ✓

