

Prepared by and Return to:
Deborah Prochelo
Horizon Title
7347 52nd Place E
Bradenton, Florida 34203

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017083534 4 PG(S)
July 03, 2017 03:22:50 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$616.00



File Number: 1170013

General Warranty Deed

Made this 29th day of June, 2017 A.D. By **Michael A. Miranda, a married man**, whose address is: 17 Greenbriar Lane, Port Washington, NY, 11050 and **Pasquale Miranda, a married man**, whose address is: 63 2nd St. Garden City, NY, 11530 and **Fred Miranda, a/k/a Fedele Miranda, a married man**, whose address is: 10 White Birch Road, Pound Ridge, NY, 10576, as to each one third (1/3) undivided interest hereinafter called the grantor, to **Edward A. Mickelson and Marlene Sousa-Mickelson, husband and wife**, whose post office address is: 1500 Glen Oaks Drive E. #101, Sarasota, Florida 34232, 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 No. 101-A, GLEN OAKS GARDEN APARTMENTS, A CONDOMINIUM, SECTION ONE, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 1098, Pages 1606 through 1638, and any amendments thereto, and as per plat thereof, recorded in Condominium Plat Book 9, Pages 6, 6A through 6K, and any amendments thereto, 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 members of the household of Grantor(s) reside thereon.

Parcel ID Number: **2021021001**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to valid reservations, restrictions and easements of record.

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.

{Signatures on following page}

Prepared by and Return to:
Deborah Prochelo
Horizon Title
7347 52nd Place E
Bradenton, Florida 34203

File Number: 1170013

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:

Michael Rubino

Witness Signature

Nicole Rubino

Witness Printed Name

G. Sharp

Witness Signature

G. Sharp

Witness Printed Name

Michael A. Miranda

(Seal)

Michael A. Miranda

Address: 17 Greenbriar Lane, Port Washington, New York 11050

Signed in Counter-part

(Seal)

Pasquale Miranda

Address: 63 2nd St., Garden City, New York 11530

Signed in Counter-part

(Seal)

Fred Miranda a/k/a Fedele Miranda

Address: 10 White Birch Road Pound Ridge, New York 10576

State of New York
County of Nassau

The foregoing instrument was acknowledged before me this 27th day of June, 2017, by Michael A. Miranda, a married man, who is are personally known to me or who has produced drivers license as identification.

NICOLE RUBINO
Notary Public, State Of New York
No. 01RU5085248
Qualified In Queens County
Commission Expires Sept. 15, 2017

(Notary Seal)

Nicole Rubino

Notary Public

Print Name: Nicole Rubino

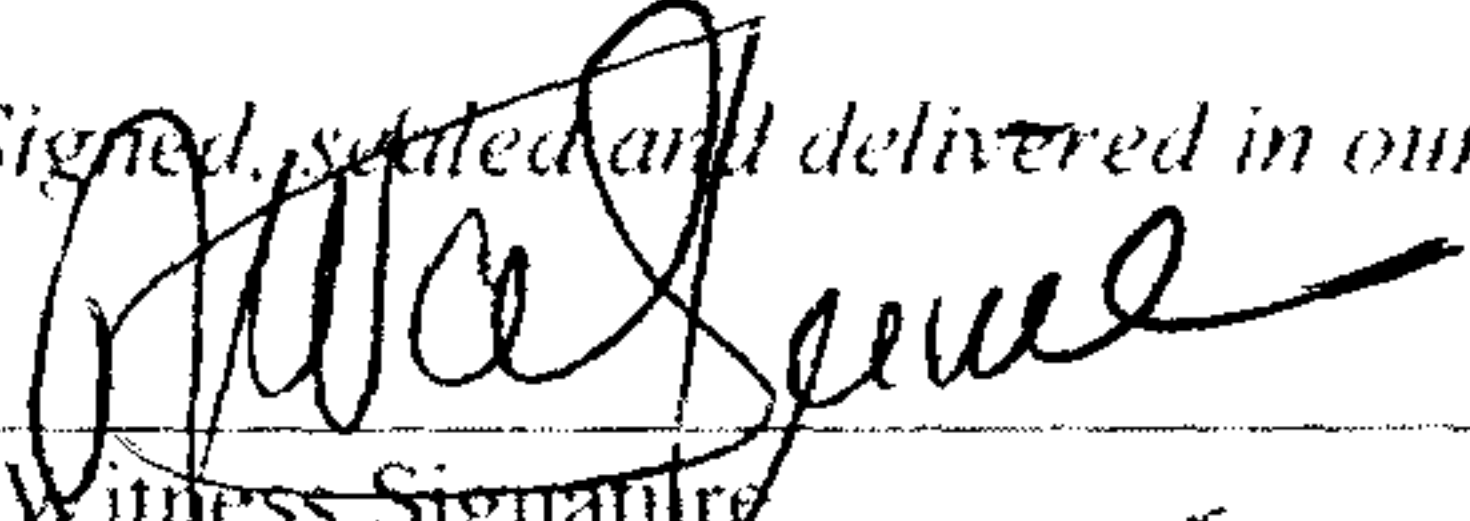
My Commission Expires: 9/15/17

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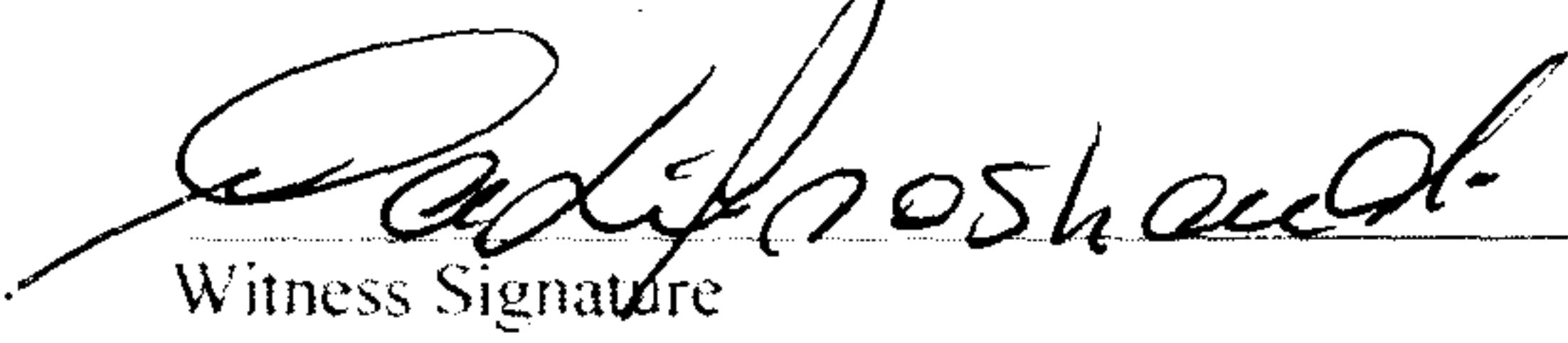
File Number: 1170013

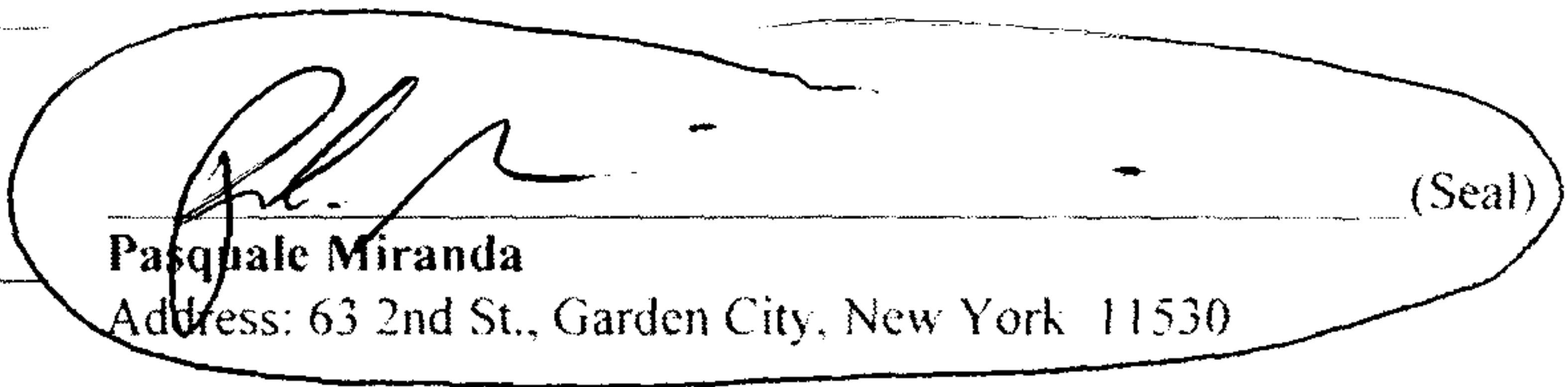
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature
Alba Spinelli
Witness Printed Name

Signed in Counter-part (Seal)
Michael A. Miranda
Address: 17 Greenbriar Lane, Port Washington, New York 11050


Witness Signature

 (Seal)
Pasquale Miranda
Address: 63 2nd St., Garden City, New York 11530

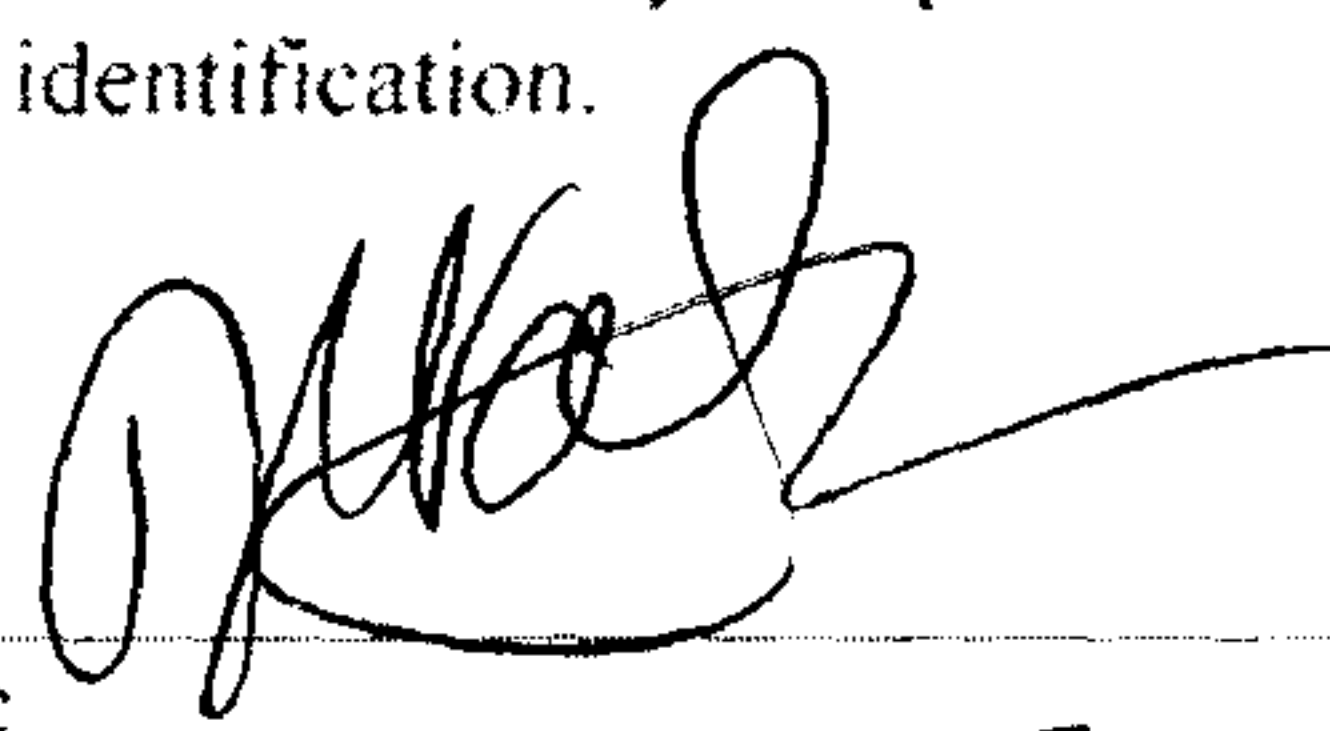
Nalini Prashant
Witness Printed Name

Signed in Counter-part (Seal)
Fred Miranda a/k/a Fedele Miranda
Address: 10 White Birch Road Pound Ridge, New York 10576

State of New York
County of Nassau

The foregoing instrument was acknowledged before me this 29 day of June, 2017, by Pasquale Miranda, a married man, who is/are personally known to me or who has produced _____ as identification.

ALBA SPINELLI
NOTARY PUBLIC - STATE OF NEW YORK
CERTIFIED IN COUNTY OF NASSAU
NO. 01SP6337671
COMMISSION EXPIRES 2/29/2020
(Notary Seal)


Notary Public
Print Name: Alba Spinelli
My Commission Expires: 2/29/2020

Prepared by and Return to:
Deborah Prochelo
Horizon Title
7347 52nd Place E
Bradenton, Florida 34203

File Number: 1170013

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:

Steph Spezzano
Witness Signature

Stephanie Spezzano
Witness Printed Name

Christine Corardi
Witness Signature

Christine Corardi
Witness Printed Name

Signed in Counter-part _____ (Seal)
Michael A. Miranda
Address: 17 Greenbriar Lane, Port Washington, New York 11050

Signed in Counter-part _____ (Seal)
Pasquale Miranda
Address: 63 2nd St., Garden City, New York 11530

Fred Miranda a/k/a Fedele Miranda (Seal)
Fred Miranda a/k/a Fedele Miranda
Address: 10 White Birch Road Pound Ridge, New York 10576

State of New York
County of Westchester

The foregoing instrument was acknowledged before me this 27th day of June, 2017, by Fred Miranda a/k/a Fedele Miranda, a married man, who is are personally known to me or who has produced New York Driver Lic as identification.

AMONDA E GAYLE
Notary Public
Print Name: AMONDA E GAYLE
My Commission Expires: JAN 4 2020

(Notary Seal)

