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CONSIDERATION \$840,000.00  
DOC TAX \$5,880.00  
RECORD \$ 27.00

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2017117953 3 PG(S)  
September 22, 2017 05:12:25 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$5,880.00



PARCEL ID NO.: 2037020011

✓

Prepared by and return to:

WILLIAMS PARKER  
HARRISON DIETZ & GETZEN

200 South Orange Avenue  
Sarasota, Florida 34236  
(941) 366-4800  
Attention: Patrick W. Ryskamp, Esq.

**WARRANTY DEED**

**THIS INDENTURE**, made September 20, 2017, by and between MICHAEL S. BOYLE, a married man, joined by his wife, AMIE R. BOYLE, hereinafter referred to as Grantor, whose post office address is 1337 Pomela Avenue, Sarasota, FL 34239, and STEPHANIE A. HEDSTROM, hereinafter referred to as Grantee, whose post office address is 4890 Commonwealth Drive, Sarasota, FL 34242.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

The South 91.5 feet of the West 20 feet of Lot 11, and the South 91.5 feet of Lot 12, Block D, RESUBDIVISION OF POMELO PLACE, according to the map or plat thereof as recorded in Plat Book 1, Page 4, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used

herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

[Signature] (Seal)  
Witness Name: Lori Ann Carey MICHAEL S. BOYLE

[Signature]  
Witness Name: Jessica Duncan

[Signature] (Seal)  
Witness Name: Sylvia K. VanDiepen AMIE R. BOYLE

[Signature]  
Witness Name: Jessica Duncan

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20th day of September 2017 by MICHAEL S. BOYLE, who is personally known to me or who has produced FL Drivers License as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]  
Signature of Notary Public

(Notary Seal)

\_\_\_\_\_  
Print Name of Notary Public

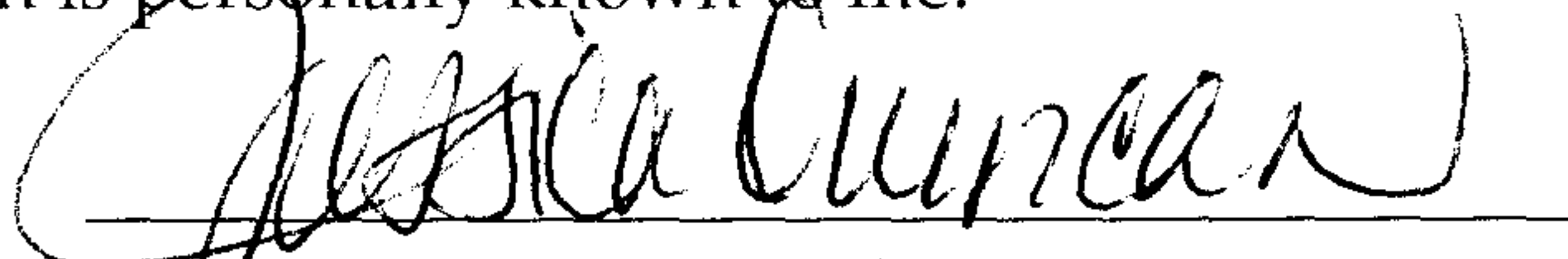


JESSICA DUNCAN  
MY COMMISSION # FF 064686  
EXPIRES: October 20, 2017  
Bonded Third Party Notary Services

I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_.

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September 2017 by AMIE R. BOYLE, who is personally known to me or who has produced FL Drivers License as identification. If no type of identification is indicated, the above-named person is personally known to me.

  
\_\_\_\_\_  
Signature of Notary Public

(Notary Seal)

\_\_\_\_\_  
Print Name of Notary Public



JESSICA DUNCAN  
MY COMMISSION # FF 064686  
EXPIRES: October 20, 2017  
Bonded Thru Budget Notary Services

I am a Notary Public of the State of Florida, and  
my commission expires on \_\_\_\_\_.