

Prepared by:  
Grace E. Madden  
Townsend Title Insurance Agency, LLC  
4049 Del Prado Blvd. South  
Cape Coral, Florida 33904  
File Number: GM0395  
Strap # 0975061137  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

1/16/2018 12:38 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

Receipt # 2193489

**WARRANTY DEED**

SIMPLIFILE

Made this 8 day of January, 2018 Doc Stamp-Deed: \$56.00  
By Debora Kraus, f/k/a Debora Leck and Larry Gene Kraus  
whose address is: 9811 Roan Lodge, San Antonio, Texas 78251  
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, Florida 33901  
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:  
Lot 37 Block 611, Replat of a Portion of 14th addition to Port Charlotte Subdivision, a subdivision according to the Plat thereof, as recorded in Plat Book 15, Page 9, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s).

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, 2017.

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:

\*TWO SEPARATE DISINTERESTED WITNESSES REQUIRED\*

Witness #1 Sign: Juratum Amador  
Witness #1 Printed Name: Juratum Amador

Debora Kraus  
Debora Kraus, f/k/a Debora Leck

Witness #2 Sign: Jeanne K Kraus  
Witness #2 Printed Name: Jeanne K Kraus

Larry Gene Kraus  
Larry Gene Kraus

State of Fla, County of Brevard

The foregoing instrument was acknowledged before me this 8 day of January, 2018, by Debora Kraus, f/k/a Debora Leck and Larry Gene Kraus, who is/are personally known to me or who has produced ✓ as identification.

(SEAL) ✓

Victoria Gonzalez  
Notary Public  
Print Name: Victoria Gonzalez  
My Commission Expires: 3/13/21

DEED Individual Warranty Deed - Legal on Face

