

Prepared by and Return to:
Mary E. King
King Title, LLC
5029 Ringwood Meadow
Sarasota, Florida 34235

File Number: 18-1055

SALES PRICE: \$120,000.00

Documentary Stamps: \$840.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018067186 2 PG(S)

5/21/2018 1:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2242113

Doc Stamp-Deed: \$840.00

General Warranty Deed

Made this May 18, 2018 A.D. By **Leovigild Labandiera, an unmarried man**, whose post office address is: 823 N Lockwood Ridge, Sarasota, Florida 34237, hereinafter called the grantor, to **Leopoldo Zamarron, a married man**, whose post office address is: 628 N Lime Ave, Sarasota, Florida 34237, 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:

Lots 4 and 6, Less and Except the East 5 feet for right of way, Block Z, Plat of Avion, as per plat thereof recorded in Public Records of Sarasota County, Florida.

a/k/a 815 N. Lockwood Ridge Road and 817 N. Lockwood Ridge Road, Sarasota, Florida 34237

Parcel ID Number: 2030030002 and 2030030003

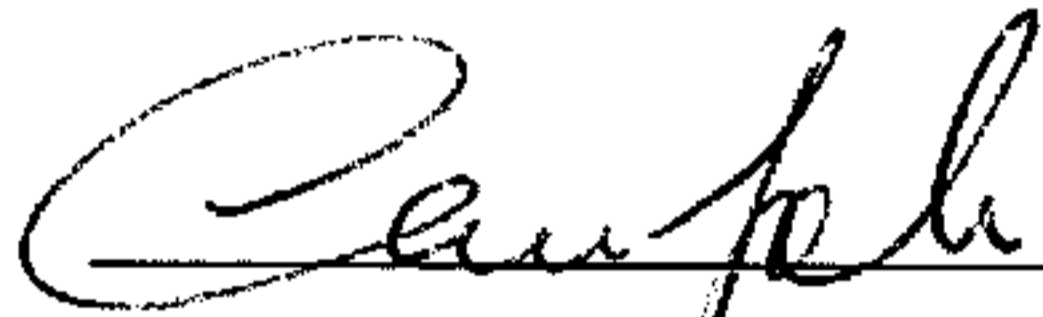
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

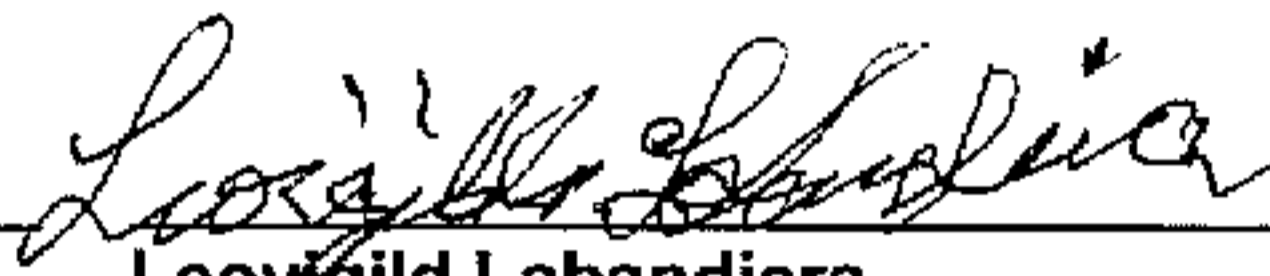
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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



Witness Printed Name Chris Johnson



Leovigild Labandiera

(Seal)

Address: 823 N Lockwood Ridge, Sarasota, Florida 34237



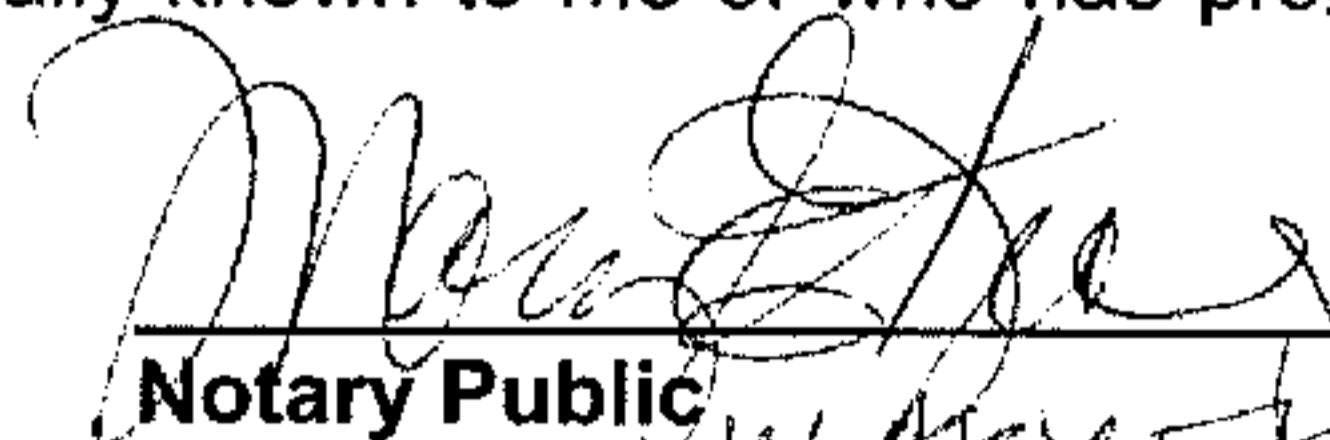
Witness Printed Name MARY E KING

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 18th day of May, 2018, by Leovigild Labandiera, an unmarried man, who is/are personally known to me or who has produced current/valid photo ID as identification.



MARY KING
MY COMMISSION # FF 149783
EXPIRES: August 16, 2018
Bonded Thru Budget Notary Services



Notary Public

Print Name: MARY E KING

My Commission Expires: