

9/14/2018 12:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 2285146

After Recording Return to:
Catherine Herbert
Stewart Title Company
18501 Murdock Circle, Suite 103
Port Charlotte, FL 33948

This Instrument Prepared by:
Catherine Herbert
Stewart Title Company
18501 Murdock Circle, Suite 103
Port Charlotte, FL 33948
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$17.50

Property Appraisers Parcel I.D. (Folio) Number(s):
1134118031
File No.: 268533

WARRANTY DEED

This Warranty Deed, Made the 14 day of September, 2018, by Wanda F Epps, a single person, whose post office address is: 7809 Halehaven Court, Severn, MD 21144, hereinafter called the "Grantor", to Denice Haggerty, a married woman, whose post office address is: 1861 Primrose Lane, Wellington, FL 33414, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Thousand Five Hundred Dollars and No Cents (\$2,500.00)** 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 31, Block 1180, of 24th Addition to Port Charlotte Subdivision, a Subdivision according to the Plat thereof, as recorded in Plat Book 14, Page 14, 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 December 31, 2017, 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 #1 Signature: [Signature]
Printed Name: Brandy McCluskey

[Signature]
Wanda F Epps

Witness #2 Signature: [Signature]
Printed Name: Matthew Lewis

State of Maryland
County of Anne Arundel

The foregoing instrument was acknowledged before me this 31st August 2018 ~~day of September, 2018~~ by Wanda F Epps, a single person, who has produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: Aurora L. Stearns

My Commission Expires: 3/27/2021
(NOTARY SEAL)

