

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018130753 2 PG(S)
October 02, 2018 02:58:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by and return to:
Lauren Kohl
Gibson, Kohl, Wolff & Hric, P.L.
414 South Tamiami Trail
Osprey, FL 34229
File Number: 17521

Doc Stamp-Deed: \$4,470.20



Consideration: \$638,600.00

1750
4470.20

General Warranty Deed

Made this September 26, 2018 By **Joseph G. Ennis and Carla R. Ennis, husband and wife**, whose post office address is: 101 Sunset Drive #303, Sarasota, Florida 34236, hereinafter called the grantor, to **Stephen M. Smith and Michelle J. Smith, husband and wife**, whose post office address is: 8599 Woodbriar Drive, Sarasota, Florida 34238, 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 173, DEER CREEK, UNIT 4, according to the plat thereof, as recorded in Plat Book 34, Page 19, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0122130003**

Subject to taxes for 2018 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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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:

Witness Signature: [Signature] [Signature] (Seal)
Witness # 1 Printed Name: BARBARA STASSEN MAY Joseph G. Ennis
Address: 101 Sunset Drive #303, Sarasota, Florida 34236

Witness Signature: [Signature] [Signature] (Seal)
Witness # 2 Printed Name: Carla R. Ennis Carla R. Ennis
Address: 101 Sunset Drive #303, Sarasota, Florida 34236

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. The foregoing instrument was acknowledged before me this September 26, 2018, by Joseph G. Ennis and Carla R. Ennis, husband and wife, who is/are personally known to me or who produced DL as identification.

[Signature]
Notary Public
My Commission Expires: _____

