


Prepared by:
Renate Winter Rodgers
Independent Title & Escrow Closings, Inc.
4370 S. Tamiami Trail, Suite 101
Sarasota, Florida 34231

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018133324 2 PG(S)
October 09, 2018 08:07:23 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$4,060.00


File Number: 18080703

General Warranty Deed

Made this August 31, 2018 A.D. By **Anne Marie Dibella, and Paul Douglas Dowden, individually, and as Trustees under the Anne Marie Dibella Revocable Trust dated May 7, 2015** , whose address is: 101 Majestic Court, Chapel Hill, North Carolina 27517, hereinafter called the grantor, to **Jonathan McWilliams, as Trustee of the Jonathan McWilliams Revocable Trust dated September 19,2017**, whose post office address is: c/o Central Park Realty 2828 Clark Road Suite 9, Sarasota, Florida 34231, 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:

Parcel 1:

Condominium Unit 401, Building 4, Central Park II, Phase 4, according to the Declaration of Condominium thereof recorded in Official Record Book 2963, Pages 143 through 217, inclusive, as amended, and as per plat thereof recorded in Condominium Plat Book 31, Pages 46, 46A through 46P, inclusive, as amended, of the Public Records of Sarasota County, Florida.

Parcel 2:

Condominium Unit 702, Building 7, Central Park II, according to the Declaration of Condominium thereof recorded in Official Record Book 2963, Pages 143 through 217, inclusive, as amended, and as per plat thereof recorded in Condominium Plat Book 31, Pages 46, 46A through 46P, inclusive, as amended, of the Public Records of Sarasota County, Florida.

Parcel 3:

Condominium Unit 304, Building 3, Central Park II, Phase 3, according to the Declaration of Condominium thereof recorded in Official Record Book 2963, Pages 143 through 217, inclusive, as amended, and as per plat thereof recorded in Condominium Plat Book 31, Pages 46, 46A through 46P, inclusive, as amended, of the Public Records of Sarasota County, Florida.

Parcel 4:

Condominium Unit 403, Building 4, Central Park II, Phase 4, according to the Declaration of Condominium thereof recorded in Official Record Book 2963, Pages 143 through 217, inclusive, as amended, and as per plat thereof recorded in Condominium Plat Book 31, Pages 46, 46A through 46P, inclusive, as amended, of the Public Records of Sarasota County, Florida.

**...will full power and authority to sell, lease, mortgage in accordance with Section 689.071, Florida Statutes.

Parcel ID Number: 2036082301, 2036082303, 2036082204 and 2036082702
THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR/MORTGAGOR
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, restrictions and easements of record, if any.

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.

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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:

Shaylan Irving
Witness Printed Name Shaylan Irving

Mitzi D. McClammy
Witness Printed Name Mitzi D. McClammy

State of NC
County of Durham

The foregoing instrument was acknowledged before me this 28th day of August, 2018, by Anne Marie Dibella and Paul Douglas Dowden, individually, and as Trustees, under the Anne Marie Dibella Revocable Trust dated May 7, 2015, who is/are personally known to me or who has produced Drivers Licenses as identification.

Anne Marie Dibella (Seal)
Anne Marie Dibella, Individually, and as Trustee, under the
Anne Marie Dibella Revocable Trust dated May 7, 2015
Address: 101 Majestic Court, Chapel Hill, North Carolina 27517

Paul Douglas Dowden (Seal)
Paul Douglas Dowden, individually, and as Trustee, under the
Anne Marie Dibella Revocable Trust dated May 7, 2015
Address: 101 Majestic Court, Chapel Hill, North Carolina 27517

Mitzi D. McClammy
Notary Public
Print Name: Mitzi D. McClammy
My Commission Expires: May 10, 2023

