1

2

CONSIDERATION $788,000.00
DOC TAX $5,516.00
RECORD $ 18.50
$ 5534.00
PARCEL ID NO.: 2037020011

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018152236 2 PG(S)
November 20, 2018 04:07:08 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: $5,516.00

Prepared by and return to:

WILLIAMS PARKER
HARRISON DIETZ & GETZEN
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: William M. Seider, Esq.

WARRANTY DEED

THIS INDENTURE, made November 20, 2018, by and between STEPHANIE A. HEDSTROM, a single woman, hereinafter referred to as Grantor, whose post office address is 102 W. Gail Drive, Gilbert, AZ 85233, and DAROL E. FRY and PEGGY B. BURNS, as tenants in common, hereinafter referred to as Grantee, whose post office address is 1337 Pomelo Avenue, Sarasota, FL 34239.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to her in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

> The South 91.5 feet of the West 20 feet of Lot 11, and the South 91.5 feet of Lot 12, Block D, RESUBDIVISION OF POMELO PLACE, according to the map or plat thereof as recorded in Plat Book 1, Page 4, Public Records of Sarasota County, Florida.
>
> Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will

defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

_____ _____(Seal)
Witness Name: Myrell Reyes STEPHANIE A. HEDSTROM

_____
Witness Name: Erin Sweeney

STATE OF ARIZONA
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 16th day of November 2018 by STEPHANIE A. HEDSTROM, a single woman, who is personally known to me or who has produced Driver's License as identification. If no type of identification is indicated, the above-named person is personally known to me.

_____
Signature of Notary Public

(Notary Seal)

Erin Sweeney
Print Name of Notary Public

ERIN SWEENEY
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
April 5, 2019

I am a Notary Public of the State of Arizona, and and my commission expires on April 5, 2019.