


Rec: \$18.50
Doc Stamps: \$2,870.00

Prepared by and return to:

Boone, Boone & Boone, P.A.
1001 Avenida del Circo
Venice, FL 34285

File Number: **W106-16458**

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019034418 2 PG(S)
March 20, 2019 03:12:38 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,870.00


[Space Above This Line For Recording Data]

Warranty Deed

This **Warranty Deed** made this 27 day of **February, 2019** between **John E. Mills** whose post office address is **681 Citrus Road, Venice, FL 34293**, grantor, and **J.M. Williams II, LLC**, a Florida limited liability company whose post office address is **265 S Nokomis Avenue, Venice, FL 34285**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 6, Block 55, Venice Gulf View Section, according to the map or plat thereof as recorded in Plat Book 2, Page 77, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0408110009

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to taxes for 2019 and subsequent years; covenants, conditions, 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.

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, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Stuart Boone
Witness Name: _____

Stuart S. Boone

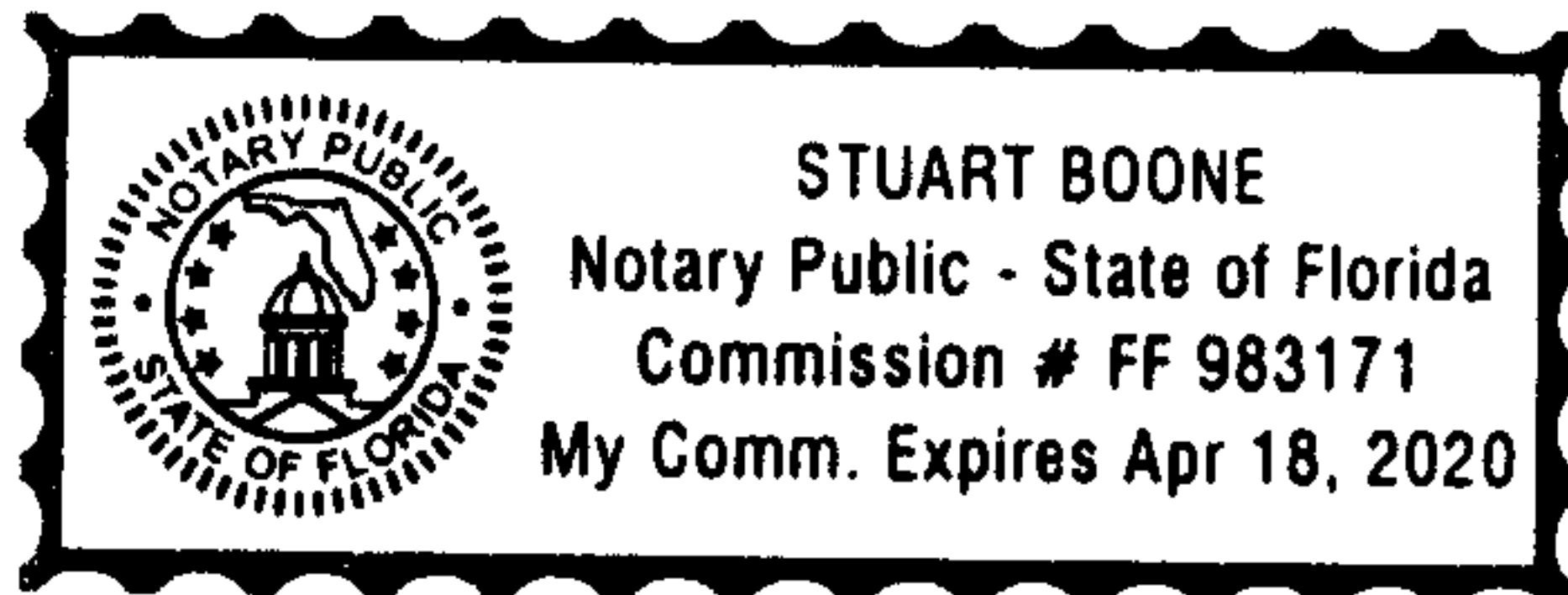
Stephanie Stevenson
Witness Name: _____

John E. Mills (Seal)
John E. Mills

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 27 day of February, 2019 by John E. Mills, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Stuart Boone
Notary Public

Printed Name: Stuart S. Boone

My Commission Expires: _____