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Prepared by and return to:
Lauren Kohl
Gibson, Kohl & Wolff, P.L.
414 South Tamiami Trail
Osprey, FL 34229
File Number: 18534

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019041406 2 PG(S)
April 03, 2019 09:35:48 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,240.00



Consideration: \$320,000.00

18.00
2240

General Warranty Deed

Made this March 28, 2019 By **Michael C. Wright and June A. Allen**, whose post office address is: P.O. Box 861, Osprey, Florida 34229, hereinafter called the grantor, to **2028 Cornell St, LLC, a Florida limited liability company**, whose post office address is: 242 S. Washington Blvd. #314, Sarasota, Florida 34236, 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:

Lots 3 and 4, Block 9, Monterey Subdivision, as per plat thereof recorded in Plat Book 2, Page 120A, of the Public Records of Sarasota County, Florida

Parcel ID Number: **2023130047**

Subject to taxes for 2019 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that neither Grantors or any members of the household of Grantors reside thereon, nor is it contiguous or adjacent thereto.

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, 2018.

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: *Gary Harney* *Michael C Wright* (Seal)
Witness # 1 Printed Name: Gary Harney Michael C. Wright
Address: P.O. Box 861, Osprey, Florida 34229

Witness Signature: *Lauren Kohl* *June A Allen* (Seal)
Witness # 2 Printed Name: Lauren Kohl June A. Allen
Address: P.O. Box 861, Osprey, Florida 34229

State of Florida
County of Sarasota

I am a Notary Public of the State of FL, and my commission expires on . The foregoing instrument was acknowledged before me this March 28, 2019, by Michael C. Wright and June A. Allen, who are personally known to me or who produced DL as identification.

Lauren Kohl
Notary Public
My Commission Expires:

