

Prepared By and Return To:

David G. Bowman, Jr.
Bowman, George, Scheb, Kimbrough, Koach & Chapman
2750 Ringling Blvd., Suite 3
Sarasota, FL 34237

File No. 19-2050 GOULD

Property Appraiser's Parcel I.D. (folio) Number(s)
0001040050

Recording: \$18.50
Consideration: \$160,000.00
Doc Stamps: \$1,120.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2019058864 2 PG(S)
May 07, 2019 10:54:43 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$1,120.00



WARRANTY DEED

THIS WARRANTY DEED dated April 25, 2019, by Martin Scherer, an unmarried man, whose post office address is RTA PINEWOOD BLVD, SARASOTA, FL 34243, hereinafter called the grantor, to Melissa Gould, an unmarried woman, whose post office address is 554 Edwards Drive, Sarasota, FL 34243, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Sarasota County, Florida, to wit

Lot 16, less the West 35 feet thereof, all of Lot 18 and the West 8 feet of Lot 20, Block "E", The Uplands, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 15 and 15A, inclusive, of the Public Records of Sarasota County, Florida.

The Grantor hereby warrants and represents that the subject property does not constitute the homestead of the Grantor nor is it contiguous thereto.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Alnd
(Witness Signature)

ABIGAIL CLAIRE HOWLAND
(Print Witness Name)

[Signature]
(Witness Signature)

MARUS SELF
(Print Witness Name)

[Signature]
Martin Scherer

11 BANK STREET, ASHFORD, KENT TN23 10A
(Address)

11 BANK ST, ASHFORD, KENT TN23 1DA
(Address)

STATE OF _____

COUNTY OF KENT, ENGLAND

The foregoing instrument was acknowledged before me this 25 day of APRIL, 2019, by Martin Scherer, who produced a Driver's License or was + personally known to me.

[Signature]
AND IS
Notary Public (Solicitor)

My Commission Expires: 31/10/2019

(SEAL)

