

Prepared by:  
Grace E. Madden  
Townsend Title Insurance Agency, LLC  
4049 Del Prado Blvd. South  
Cape Coral, Florida 33904  
File Number: GM1191  
Strap # 0946147318  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2019127459 1 PG(S)

9/16/2019 12:08 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

Receipt # 2423648

**WARRANTY DEED** SIMPLIFILE

Made this 10 day of September, 2019

Doc Stamp-Deed: \$28.70

By  
Florida Reserve Homes, LLC, a Florida Limited Liability Company  
whose address is:  
2180 West First St., #302, Fort Myers, Florida 33901  
hereinafter called the grantor

to  
Craig Stern, a Married Man  
whose post office address is:  
5754 Hydrangea Cir., Sarasota, Florida 34238  
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:

Lot 18, Block 1473, of Thirtieth Addition to Port Charlotte Subdivision, according to the Plat thereof, as recorded in Plat Book 15, Page 14, 14A through 14Q, inclusive, of the Public Records of Sarasota County, Florida.

**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, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the company.)

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

**\*TWO SEPARATE DISINTERESTED WITNESSES REQUIRED\***

Witness #1 Sign:

Florida Reserve Homes, LLC, a Florida Limited Liability Company

Witness #1 Printed Name:

Louis St. Germain

Dawn Steckelberg, Authorized Representative

Witness #2 Sign:

Elizabeth Grass

Witness #2 Printed Name:

Elizabeth Grass

State of:

Florida

County of:

Lee

The foregoing instrument was acknowledged before me this 10 day of September, 2019 by Dawn Steckelberg as Authorized Representative of Florida Reserve Homes, LLC, a Florida Limited Liability Company on behalf of the Limited Liability Company. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

(SEAL)



Notary Public  
Print Name:

Elizabeth Grass

My Commission Expires:

5/15/2020