

8/10/2020 12:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2546956

Prepared by and return to:

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Bar No.: 605433

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File Number: 2020.140

Doc Stamp-Deed: \$2,345.00

PID: 0408-06-0032

Consideration: \$335,000.00

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Warranty Deed

This Warranty Deed is this 10th day of August, 2020 between **Terry L. Pridemore and Sandra K. Pridemore, husband and wife, Individually and as Trustees of the Trust Agreement dated July 23, 2004** whose post office address is 857 Hillcrest Dr., Nokomis, FL 34275, grantor, and **G & A Realty, LLC, a Connecticut domestic limited liability company, a Connecticut Limited Liability Company** whose post office address is 25 Harris Rd, Avon, CT 06001, 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, conveyed, transferred and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, which is situate, lying and being in Sarasota County, Florida, to-wit:

Lot 24, Block 78, Venice Gulf View Section, according to the map or plat thereof, as recorded in Plat Book 2, Page 77, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0408-06-0032

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, 2020.

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:

[Signature]
Witness

Adam Seidel
Witness Monica F. Ischinger

[Signature]
Witness

Adam Seidel
Witness Monica F. Ischinger

Trust Agreement dated July 23, 2004

By: [Signature]
Terry L. Pridemore, Individually and as Trustee

Trust Agreement dated July 23, 2004

By: [Signature]
Sandra K. Pridemore, Individually and as Trustee

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of August, 2020 by **Terry L. Pridemore and Sandra K. Pridemore, husband and wife, Individually and as Trustees of the Trust Agreement dated July 23, 2004** who are personally known or have produced driver licenses as identification.

[Seal]

[Signature]
Notary Public
Print Name: Monica F. Ischinger
My Commission Expires: 1-4-2022

