

This instrument prepared by & return to:  
Michael J. Belle, Esq.  
Michael J. Belle, P.A.  
2364 Fruitville Road  
Sarasota, FL 34237  
Rec.: \$18.50  
Our File: 40685  
Parcel ID 0042160010

12/29/2020 2:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2606687

Doc Stamp-Deed: \$595.00

## General Warranty Deed

Made this 22nd day of December, 2020 by **Joseph T. Kerrigan, a Single Man**, whose post office address is: 620 25th Ave. W., Bradenton, FL 34205, hereinafter called the grantor, to: **Evaristo Leyva Zamudio, a Married Man**, whose post office address is: 2824 Esmeralda Drive, Sarasota, FL 34243, 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 and 00/100 Dollars (\$10.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

**Lot 107, Kensington Park, Unit 2, as per plat thereof recorded in Plat Book 9, page 65 and 65A, 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, 2020.

**SIGNATURES FOLLOW ON NEXT PAGE**

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**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:*

*Jeremy Nichols*  
Witness  
Printed Name: Jeremy Nichols

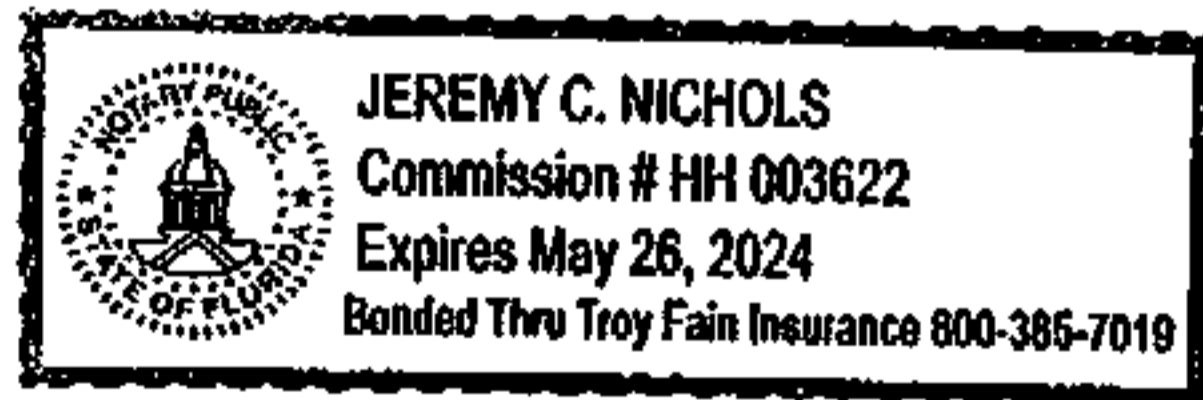
*Joseph T. Kerrigan*  
Joseph T. Kerrigan

*Kim Payne*  
Witness  
Printed Name: Kim Payne

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was sworn to and acknowledged before me by means of  physical presence or  online notarization, this 22 day of December, 2020 by **Joseph T. Kerrigan**, who is personally known to me or who has produced FL ID as identification.

[Notary Seal]



*Jeremy Nichols*  
Notary Public  
My Commission Expires: