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11/6/2023 11:33 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3105453

Doc Stamp-Deed: $4,746.00

Prepared by and return to:
Donald W. Scarlett, Jr., Esquire
Ulrich Scarlett Watts & Dean, P.A.
713 S Orange Avenue, Suite 201
Sarasota, FL 34236
(941) 955-5100

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Warranty Deed

This Warranty Deed made this **6th day of November, 2023** between **Jerry L. Mullins, a single man,** whose post office address is **390 301 Blvd. W. 28B, Bradenton, FL 34205,** grantor, and **Carol Elaine McKishnie,** whose post office address is **3330 Gulf of Mexico Dr #106-D, Longboat Key, FL 34228,** 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, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

> **Apartment No. 106-D, of LONGBOAT ARMS CONDOMINIUM, A CONDOMINIUM, as amended from time to time, according to the Declaration Condominium recorded in O.R. Book 763, Page 193, with such additions and amendments to said declaration; together with the Condominium Plat thereof as shown recorded in Condominium Plat Book 5, Page 50, all recorded in the Public Records of Sarasota County, Florida; and together with an undivided interest in the common elements appurtenant thereto.**
>
> **Parcel Identification Number: 0003151030**

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 **12/31/2023**.

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:

Witness #1 Signature
Printed Name: Sherri Mills
P.O. Address: 1601 Main St.
Ste. 101 Sarasota, FL 34236

Witness #2 Signature
Printed Name: Donald W. Scarlett, Jr
P.O. Address: 713 South Orange Ave, Ste 201
Sarasota, FL 34236

Jerry L. Mullins

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 20 day of November, 2023, by Jerry L. Mullins, a single man, who [_] is personally known or [X] has produced a driver's license as identification.

[Seal]

DONALD W. SCARLETT, JR.
Commission # HH 009366
Expires June 11, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
Print Name:
My Commission Expires: