

CEEN 25-00009

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INSTRUMENT # 2020086880 2 PG(S)

7/2/2020 12:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2532184

Doc Stamp-Deed: \$1,540.00

Consideration: \$220,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
247 Tamiami Trail South
Suite 201
Venice, FL 34285
20-18161-001

Property Appraiser's Parcel ID No.: 0410010005

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 30th day of June, 2020, by and between JEFFREY W. JOHNSON AND LINDA B. JOHNSON, HUSBAND AND WIFE, whose address is 1158 Cielo Court, North Venice, FL 34275 (hereinafter "GRANTOR"), and JUSTIN P. HAMILTON AND KAYLIN M. HAMILTON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, whose address is 1323 East Venice Avenue, Venice, FL 34285 (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

LOT 2, BLOCK 1, EAST GATE, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 43, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) [Signature]

Printed Name Andrew Conaboy

(2) [Signature]

Printed Name Sarah P. Scott

[Signature]

Jeffrey W. Johnson

[Signature]

Linda B. Johnson

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 25th day of June, 2020, by Jeffrey W. Johnson and Linda B. Johnson.

[Signature]

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FL ID

