

Doc. Stamps - 2,800.00
Recording Fee - 18.50
2,818.50

CEPM24-00577

This instrument prepared by and return to:

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e
Jerrel E. Towery, Esq.
Jerrel E. Towery, P.A.
Fla. Bar #267351
304 W. Venice Ave.
Suite 220
Venice, FL 34285
Phone: (941) 485-3391

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2024094859 2 PG(S)
July 10, 2024 09:33:24 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,800.00



WARRANTY DEED

Individuals to Individuals

THIS WARRANTY DEED, made the 8th day of May,
A.D., 2024, by STEVEN R. REDMON, a single man, hereinafter called the
grantor, to RICHARD A. REDMON, a single man, hereinafter called the
grantee, whose post office address is
433 Casey Key Rd. Nokomis, FL 34275

WITNESSETH: That the grantor, for and in consideration of the sum
of \$10.00 and other valuable considerations, receipt whereof is hereby
acknowledged, hereby grants, bargains, sells, aliens, remises, releases,
convey and confirms unto the grantee, all that certain land situate in
Sarasota County, Florida, viz:

A one-half interest in:

Begin at the most Easterly corner of Lot 19, Block 59, GULF VIEW
SECTION OF VENICE, as per Plat Book 2, Pages 77 and 77A, Public
Records of Sarasota County, Florida; thence N. 34 degrees, 15'47"
W., along the Northeasterly line of said Lot 19 a distance of 89
feet to a point; thence S. 71 degrees 03'13" W., a distance of
96.45 feet to a point; thence S. 16 degrees 57'47" E., a distance
of 65.2 feet to a point; thence S. 29 degrees 19'47" E., a
distance of 52.35 feet to a point on the Southeasterly line of Lot
18 of said Block 59; thence N. 55 degrees 44'13" E., along the
Southeasterly line of Lots 18 and 19 of said Block 59, a distance
of 117 feet to the point of beginning.

Parcel I.D. #040812005

Subject to easements, restrictions and reservations of record.

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, 2023.

IN WITNESS WHEREOF, said grantor having signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

Denise A. Hanson
Denise A. Hanson, WITNESS
Printed name of witness

ADDRESS of Witness:

18 E. Main St
Fremont MI 49412

Steven R. Redmon L.S.
STEVEN R. REDMON

ADDRESS of grantor:

4177 Highland Drive
Fremont, MI 49412

Rebecca Moeller
Rebecca Moeller, WITNESS
Printed name of witness

ADDRESS of Witness:

18 E. Main St
Fremont, MI 49412

L.S.

STATE OF MICHIGAN

COUNTY OF Newaygo

The foregoing instrument was acknowledged before me this 8th day of May, 2024, by STEVEN R. REDMON, a single man, by means of physical presence. He is personally known to me, or has produced driver's license as identification and did take an oath.

DENISE A. HANSON
Notary Public, State of Michigan
County of Newaygo
My Commission Expires Jan. 29, 2025
Acting in the County of Newaygo

Denise A. Hanson
Signature of Notary Public
Denise A. Hanson
Printed Name of Notary Public

Notary Public
Title or Rank

Date Commission Expires: