

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2009120399 3 PGS

2009 OCT 01 09:01 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

HJAMES Receipt#1207217

Doc Stamp-Deed: 0.70

Prepared by and After Recording Return to:

Michael Hric, P.A.

1800 2nd Street, Suite 901

Sarasota, Florida 34237

Property Appraiser's Parcel

I.D. (Folio) Number(s): **0430-12-0002**



2009120399

WARRANTY DEED

THIS WARRANTY DEED, made this 1st day of June, 2009, by and between **WLODZIMIERZ GOETZ and HONORATA GOETZ**, his wife, whose address is 125 Amora Avenue, Venice, Florida 34285, (hereinafter called "Grantor,") to **ERIC GOETZ**, whose address is 1053 Harbor Drive, Venice, Florida 34285, (hereinafter called the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 DOLLARS (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the Grantor's entire interest in that certain land situated in Sarasota County, Florida, viz:

Lot 76, Gulf shores, Unit 1, Subdivision according to the plat thereof as recorded in Plat Book 6, Page 66, of the Public Records of Sarasota County, Florida, also the South half of that portion of a 40 foot canal adjacent thereto and vacated by resolution dated 2-27-1996, as recorded in O. R. Book 2882, Page 1620, of the Public Records of Sarasota County, Florida.

Parcel ID#: 0430-12-0002

SUBJECT to any easements, restrictions, mortgages and reservations of record, zoning and other governmental regulations or restrictions, and real estate taxes for the current year and subsequent years.

TOGETHER with the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD said real estate in fee simple forever.

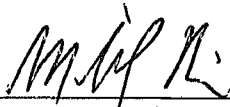
The Grantor represents and affirms that neither of the above real property nor any continuous real property is the homestead of the Grantor, the spouse of the Grantor or a member of the immediate family of the Grantor or the spouse of the Grantor.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that said land is free of all encumbrances except as above stated; 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; that Grantee shall have quiet enjoyment thereof; and that Grantor will defend the same against lawful claims of all persons whomsoever; and that Grantor will make such other and further assurances to perfect fee simple title to said land as may hereafter be required.

NO TITLE EXAMINATION HAS BEEN MADE BY THE DOCUMENT PREPARER AND THE LEGAL DESCRIPTION HAS BEEN FURNISHED BY THE GRANTOR. THEREFORE, DOCUMENT PREPARER MAKES NO REPRESENTATION REGARDING THE ACCURACY OF SAID LEGAL DESCRIPTION OR THE VALIDITY OF TITLE.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:


Name Written (1st Witness)

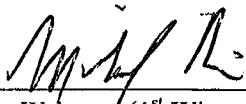
Michael Hriv
Name Printed - (1st Witness)

By: 
WLODZIMIERZ GOETZ

As: Grantor


Name Written (2nd Witness)

Sheryl A. May
Name Printed (2nd Witness)


Name Written (1st Witness)

Michael Hriv
Name Printed - (1st Witness)

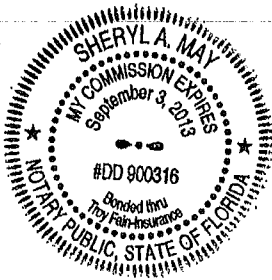
By: 
HONORATA GOETZ


Name Written - (2nd Witness)

Sheryl A. May
Name Printed - (2nd Witness)

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY, that on this 1st day of June, 2009, before me, an officer duly qualified to take acknowledgments, personally appeared WLODZIMIERZ GOETZ, a married man, [☒] who is personally known to me or [☐] produced _____ as identification.



Sheryl A. May
NOTARY PUBLIC
Name Printed: Sheryl A. May
My Commission Expires: 9/3/2013
Commission No.: DD 900316

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY, that on this 1st day of June, 2009, before me, an officer duly qualified to take acknowledgments, personally appeared HONORATA GOETZ, a married woman, [☒] who is personally known to me or [☐] produced _____ as identification.



Sheryl A. May
NOTARY PUBLIC
Name Printed: Sheryl A. May
My Commission Expires: 9/3/2013
Commission No.: DD 900316