

Prepared By: Lynn Antheil
Chelsea Title Company
189 Center Road Venice, FL 34292

incidental to the issuance of a title insurance policy.

File #: 4030*99-679

Parcel ID #: 0410-05-0050

Grantee(s) SS #: [REDACTED]



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999074903 1 PG
1999 JUN 01 04:13 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#108995
Doc Stamp-Deed: 367.50

279 ✓

Rec 6.00
D.S. 367.50

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated MAY 15, 1999 by
MICHAEL B. JEDLICKA and JAYNE E. JEDLICKA, Husband and Wife

whose post office address is
P.O. BOX 279 ENOSBURG FALLS, VT 05450

hereinafter called the GRANTOR, to
ARTHUR J. MCCAFFREY

whose post office address is
79 RAYMOND STREET
E WEYMOUTH MA 02189

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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in SARASOTA County, Florida, viz:

Lot 9, Block 209, EDGEWOOD SECTION OF VENICE, according to the plat thereof, recorded in Plat Book 2, Page 166, of the Public Records of SARASOTA County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1999 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES: _____

Signature: Karen L. Chagnon
Print Name: Karen L. Chagnon

Signature: Michael B. Jedlicka
MICHAEL B. JEDLICKA

Signature: Jayne E. Jedlicka
Print Name: Jayne E. Jedlicka

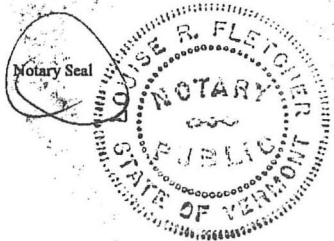
Signature: Jayne E. Jedlicka
JAYNE E. JEDLICKA

State of VERMONT
County of Franklin

I am a notary public of the State of VERMONT, and my commission expires: 12-10-02
THE FOREGOING INSTRUMENT was acknowledged before me on 15-21-99 by:

MICHAEL B. JEDLICKA and JAYNE E. JEDLICKA, Husband and Wife

who is personally known to me or who has produced driver's license as identification and who did take an oath.



Signature: Louise R. Fletcher
Print Name: Louise R. Fletcher Notary Public

IF YOU SEPARATE WITNESSES REQUIRED