


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023080042 3 PG(S)
May 31, 2023 04:14:57 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

3

Doc Stamp-Deed: \$5,687.50


Prepared by and return to:
Prepared by Julie A. Horstkamp, Esq.
Horstkamp Law Firm, PLLC
901 Venetia Bay Blvd. Suite 260
Venice, FL 34285
941-584-2060
File Number: 23-2537-001
Parcel Identification Number: 0429040023
Purchase Price: \$812,500.00
Documentary Stamp Taxes: \$ 5,687.50

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of May, 2023 between Michael George and Barbara L. George, husband and wife whose post office address is 321 Harbor Dr. S., Venice, FL 34285, grantor, and Samuel George Joynson, a single man, and Anna McLean, a single woman, as joint tenants with right of survivorship, whose post office address is 417 Nassau St. S., Venice, FL 34285, 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:

Lot 17, Block 91, VENEZIA PARK SECTION OF VENICE, according to the plat thereof, as recorded in Plat Book 2, Page 168, of the Public Records of Sarasota County, Florida.

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, 2022**.

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:

Seate Lippert
Witness Name: Seate Lippert

Michael George
by his Attorney-in-fact (Seal)
Michael George by Todd Lumley, his Attorney-in-fact

Barbara L. George
Witness Name: Barbara L. George

Barbara L. George
by her Attorney-in-fact (Seal)
Barbara L. George by Todd Lumley, her Attorney-in-fact

Country of Germany
Province of Bavaria

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of May, 2023 by Todd Lumley as Attorney-in-fact for both Michael George and Barbara L. George, husband and wife, who is personally known or has produced Passport as identification.

[Notary Seal]



Christian Hantke
Notary Public

Printed Name: Christian Hantke

My Commission Expires: 20-2-2036

UVZ Nr. / File-No. 0743 /2023 II

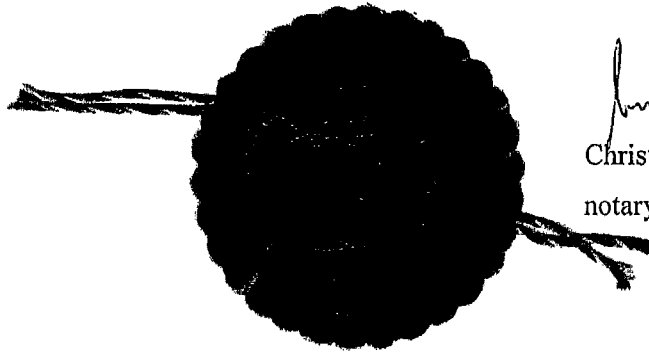
mh

I hereby certify that the overleaf signature is the true signature acknowledged, of

Mr. Todd **L u m l e y** ,
born on 13th day of January 1972,
residing at 92224 Amberg, Merzstraße 5, Germany,
as he told married under the German statutory matrimonial,
identified by his passport.

The notary has got no liability for the content of the document, he only proofs the
identity of the person signing.

Amberg, the 11th day of May 2023



Christian Hantke
notary public