

Consideration: \$227,500.00
Documentary Stamps: \$1,592.50
Recording Fee: \$18.50

Prepared by and return to:
Berlin Patten, PLLC
Attn: Julie Horstkamp, Esq.
247 Tamiami Trail South, Suite 201
Venice, FL 34285
14-4538-001

Property Appraiser's Parcel ID No.: 0408040092
(FOR INFORMATIONAL PURPOSES ONLY)

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT #2014043912 2 PG**

04/17/2014 09:33:21 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1730642

Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1592.50
Intang. Tax: \$0.00

WARRANTY DEED

THIS WARRANTY DEED, is made this ¹⁴14th day of April, 2014, by and between **CHARLENE V. POMICTER, THE UNREMARIED WIDOW OF HARTLIE E. KELLEY, DECEASED**, whose address is **803 So. Shannon Ave, Indialantic, FL 32903** (hereinafter "GRANTOR"), and **FL TRADERS LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **P.O. Box 1613, Osprey, FL 34229** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations 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 8, BLOCK 61, GULF VIEW SECTION OF VENICE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 77 AND 77A, 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 JULIE A HORSTKAMP

[Signature]
Charlene V. Pomicter

(2) [Signature]
Printed Name Samantha M. Bo

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 14th day of April, 2014 by Charlene V. Pomicter, who is personally known to me or who has produced a [Signature] Driver's License as identification.

[Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____

