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SUNBELT
TITLE AGENCY

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014133950 2 PG(S)
November 07, 2014 11:34:02 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$875.00
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Prepared by: Sally Voorhees
Sunbelt Title Agency
Return to: 558 W. New England Ave., Suite 220
Winter Park, FL 32789
File Number: 9976140347

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\$125,000.00

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This Warranty Deed

Made this 30th day of October, 2014 by Michael Wisniewski, A Married Man and Mark Wisniewski, A Married Man, hereinafter called the Grantor, to Emily R. Wyatt, A Single Woman, whose post office address is: 1024 Pineland Avenue Venice, FL 34285, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 13, Block 1, PINELAND GARDENS, according to the plat thereof recorded in Plat Book 17, Page 46, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0410140052

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness: (Signature)

Print Name: THOMAS A. DAVIS

[Signature]
Michael Wisniewski
P.O. Box 1138
Crystal Beach, FL 34681

[Signature]
Witness: (Signature)

Print Name: LAURA LYNN AURIGEMMA

State of FLORIDA
County of PINELLAS

The foregoing instrument was acknowledged before me this 30th day of OCTOBER, 2014, by Michael Wisniewski, who: [] is personally known to me or [X] produced FLDL 11252-543-54-341 as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name: LAURA LYNN AURIGEMMA
My Commission Expires: DEC. 7, 2014
Stamp/Seal:



Signed, sealed and delivered in our presence:

[Signature]

Witness: (Signature)

Print Name: THOMAS A. Davis

[Signature]

Witness: (Signature)

Print Name: LAURA LYNN AURIGEMMA

State of FLORIDA
County of PIKE

The foregoing instrument was acknowledged before me this 30 day of OCTOBER, 2014, by Mark Wisniewski, who: [] is personally known to me or [X] produced FL DL W25293610150 as identification.

[Signature]

NOTARY PUBLIC (signature)

Print Name: LAURA LYNN AURIGEMMA

My Commission Expires: DEC. 7, 2014

Stamp/Seal:

