

Prepared by:



Attorneys Closing Services, LLC
2400 South McCall Road, Unit A
Englewood, Florida 34224

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General Warranty Deed

Made this July 15, 2004 A.D. By **Robert S. Allen and Sandra J. Allen, husband and wife**, hereinafter called the grantor, whose post office address is: 29 Sportsman Court, Rotonda West to **Harold J. Jones, a single man**, hereinafter called the grantee, whose post office address is: 33947 12 Osprey Place, Barnegat, N.J. 08005
(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 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 Charlotte County, Florida, viz:

Lot 558, ROTONDA WEST, BROADMOOR, according to the plat thereof recorded in Plat Book 8, Page 18A, of the Public Records of CHARLOTTE County, Florida.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for the current year.

Parcel ID Number: **0096853-055800-2**

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, 2003.

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:

Natalie Farrish
Witness Printed Name **NATALIE FARRISH**

Robert S. Allen (Seal)
Robert S. Allen
Address: 3 Sportsman Circle, Rotonda West, FL 33947

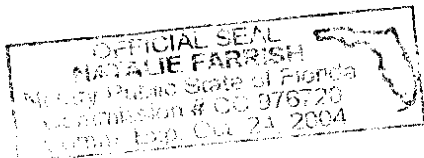
Janie M. McBee
Witness Printed Name **JANIE M. MCBEE**

Sandra J. Allen (Seal)
Sandra J. Allen
Address: 3 Sportsman Circle, Rotonda West, FL 33947

State of FLORIDA
County of Charlotte

The foregoing instrument was acknowledged before me this 15th day of July, 2004, by Robert S. Allen and Sandra J. Allen, husband and wife, who is/are personally known to me or who has produced PI DKN files as identification.

Natalie Farrish
Notary Public
Print Name: **NATALIE FARRISH**
My Commission Expires: _____



IMAGED
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