



RETURN TO
FARR REAL ESTATE

Prepared by and return to:
ROGER H. MILLER, III, Esquire
FARR, FARR, EMERICH, HACKETT, CARR & HOLMES, P.A.
99 Nesbit Street
Punta Gorda, FL 33950
941-639-1158

Parcel Identification No. 412013427002

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1ST day of September, 2017 between NANCIANN KOBLER, an unmarried widow, whose post office address is 3201 Country Club Lane, Huron, OH 44839, grantor, and ANTHONY M. DELCOL and GAIL E. DELCOL, husband and wife, as an estate by the entireties with the right of survivorship, whose post office address is 247 Fairway Rd, Rotonda West, FL 33947, 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 Charlotte County Florida to-wit:

Lot 598, Rotonda West, Broadmoor, according to the plat thereof, as recorded in Plat Book 8, Page 18 A, of the Public records of Charlotte County, Florida.

Subject to conditions, restrictions, easements and limitations of record, if any, but this provision shall not operate to reimpose same, and further subject to taxes for 2017.

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, 2016.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Kendrick Bailey
Witness Name: Kendrick Bailey
Melissa Beatty
Witness Name: Melissa Beatty

X Nanciann Kobler
NANCIANN KOBLER

State of Ohio
County of Erre

The foregoing instrument was acknowledged before me this 22nd day of August, 2017 by NANCIANN KOBLER, who is personally known or has produced State ID as identification.



Samantha Novosielski
Notary Public
Printed Name: Samantha Novosielski
My Commission Expires: March 09, 2022