

Return to: (enclose self-addressed stamped envelope)

Name: Mary E. Van Winkle, Esq.

Address: Mary E. Van Winkle, P.A.
3844 Bee Ridge Road, Suite 202
Sarasota, Florida 34233

This Instrument Prepared by:

Mary E. Van Winkle, Esq.

Address: Mary E. Van Winkle, P.A.
3844 Bee Ridge Road, Suite 202
Sarasota, Florida 34233

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s) 267-74-7589

Deed prepared without benefit of title examination.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

90036438

6- record
533 - plan

6.00 - *[Signature]*

002200
OR BOOK

TRANS NUM: 00018997
DOC STAMPS PD: \$583.00
INTANG. TAX PD: \$.00
KAREN E. RUSHING SARASOTA CO.
BY: *[Signature]* D.S.

This Warranty Deed Made the 4th day of April A. D. 1990 by

MILDRED A. COOK, unmarried spouse of ALLEN W. COOK

hereinafter called the grantor, to
JIM A.W. COOK, a single man

whose postoffice address is
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, 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 \$ 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 Sarasota County, Florida, viz:

Commence at the NE corner of Section 20, Township 37 South, Range 18 East; thence S 0° 01' 41" W along the East line of Section 20, 25 feet; thence North 89° 23' 24" West (parallel to N. line of Section 20) 85' to a P.O.B.; thence S'yly and parallel to the East line of Section 20, a distance of 167.25'; thence W'yly and parallel to the North line of Section 20 a distance of 120' thence N'yly 167.25' thence E'yly 120' to P.O.B.; lying and being in Section 20, Township 37 South, Range 18 East, Sarasota County, Florida.

Subject to easements, restrictions and reservations of record, if any, governmental regulation and taxes for the year 1990 and subsequent years.

Grantor hereby certifies that she and Allen W. Cook were married on 10/27/42 and remained married to each other continuously and without interruption from that date until the death of Allen W. Cook on March 3, 1980.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 1989.

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:

Mary E. Van Winkle
Linda A. Shea

Mildred A. Cook
MILDRED A. COOK

STATE OF Florida
COUNTY OF Sarasota

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Mildred A. Cook.

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of April A. D. 1990.

Notary Public, State of Florida at Large
My Commission Expires Dec. 22, 1990
Bonded thru Maynard Bonding Agency

Mary E. Van Winkle

RECORDED IN OFFICIAL RECORDS
APR 6 12 10 PM '90
KAREN E. RUSHING

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