

9.00 Rec.
1.50 Trust
1,375.50 Docs

90042883

1

SPECIAL WARRANTY DEED

This Special Warranty Deed is made by Marcia Yonker, individually, and Barnett Banks Trust Company, N.A., as Trustee for the Mark S. Kauffman Trust Under Agreement dated February 12, 1986, acting pursuant to Trust Powers contained in that certain Warranty Deed recorded in Official Record Book 1874, Page 515, Public Records of Sarasota County, Florida, hereinafter referred to as "GRANTOR." to Mary Gilliam, whose Social Security Number is [REDACTED] and whose post office address is 2435 Hillview Sarasota, FL 34239, hereinafter referred to as "GRANTEE."

GRANTOR, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, hereby conveys to GRANTEE the following described real property in Sarasota County, Florida:

The South 30 feet of Lots 3 and 4, the North 35 feet of Lots 5 and 6, all of Lots 7 and 8, and the South 15 feet of Lots 5 and 6, Block F, of EAST ADDITION TO SARASOTA, as per Plat thereof, recorded in Plat Book 1, Pages 120 and 121 of the Public Records of Sarasota County, Florida, together with those certain buildings and improvements located thereon.

The Data Processing Number for the above described property is 2028110018.

Marcia Yonker herein covenants that this property is not homestead property nor is it contiguous with or adjacent to her homestead.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Barnett Banks Trust Company, N.A., as Trustee for Mark S. Kauffman Trust Under Agreement dated February 12, 1986, hereinafter referred to as "Trustee", hereby covenants with Grantee that Trustee is lawfully seized of the real property described above in fee simple; that Trustee has good right and lawful authority to sell and convey said real property; and that Trustee hereby fully warrants the title to the said real property and will defend the title against the lawful claims of all persons claiming by, through or under Trustee.

Marcia Yonker, hereinafter referred to as "Yonker", hereby covenants with Grantee that Yonker is lawfully seized of the buildings and improvements located upon the said real property, that Yonker has good right and lawful authority to sell and convey said buildings and improvements; that Yonker hereby fully warrants the title to the said buildings and improvements and will defend the title against the lawful claims of all persons whomsoever; and that the buildings and improvements are free of all encumbrances

TRANS NUM:00022162
DOC STAMPS PD: \$1375.00
INTANG. TAX PD: \$.00
KAREN E. RUSHING SARASOTA CO.
BY: [Signature] D.C.

RETURN TO: ABEL, BAND, ET AL

002205
OR BOOK

000117
PAGE

not set forth herein.

By her execution hereof, Yonker hereby terminates all rights and interests created and vested in her by virtue of that certain Bill of Sale dated the 13th day of November, 1985 and recorded in Official Records Book 1820, Page 1714 of the Public Records of Sarasota County, Florida, including the right of access described therein.

Executed on April 20, 1990.

WITNESSES:

Scott W. Dunlap
Evelyn Barker

Marcia Yonker
Marcia Yonker

002205
OR BOOK

BARNETT BANKS TRUST COMPANY, N.A.,
as Trustee for the Mark S. Kauffman
Trust under agreement dated February
12, 1986

Patricia J. LaBarre
Scott W. Dunlap

By: Patricia J. LaBarre
as its Vice President

000118
PAGE

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20
day of April, 1990, by Marcia Yonker.

Scott W. Dunlap
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: AUG. 3, 1993
BONDED THRU GENERAL INS. UND.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20
day of APRIL, 1990, by PATRICIA J. LABARRE as
Vice President of Barnett Banks Trust Company, as Trustee as
aforesaid.

Patricia K. Frick
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: JULY 23, 1993
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This Instrument Prepared by:
Scott W. Dunlap, Esq.
Abel, Band, Brown, Russell &
Collier, Chartered
P.O. Box 49948
Sarasota, Florida 34230-6948

(SMD:bls31\2808-1\twd)

SARASOTA COUNTY, FL.
CLERK OF DISTRICT COURT
KAREN E. KUSHING
APR 23 4 22 PM '90
RECORDED IN OFFICIAL
RECORDS
RECORDED