

Rec'd
DST 1732.50

90057685

warranty deed

** OFFICIAL RECORDS **
BOOK 2215 PAGE 30

This Indenture, Made this 25th day of MAY 19 90,

Between

DIOGENES A. SAAVEDRA, A MARRIED MAN

. grantor*, and

JEFF ROBERTI, SINGLE

whose post office address is P.O. Box 35246
Sarasota, Fl. 34242

. grantee*.

Witnesseth, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the said Grantee and Grantee's heirs, or successors, and assigns for ever, all that certain parcel of land in the County of Sarasota and State of Florida, to wit:

Begin at the Northwesterly corner of Lot 55, STEVENS SUBDIVISION, as recorded in Plat Book 4, Page 21, of the Public Records of Sarasota County, Florida; thence South 19° 00' E. along the East R/W line of County Road (Midnight Pass Rd - 50 ft. wide) a distance of 118.07 ft. to a point on the West line of Lot 59 (said point being 12.31 ft. Southerly from the Southwesterly corner of Lot 57); thence North 76° 17' E., 123.5 ft. to the seawall on Little Sarasota Bay; thence Northwesterly along said seawall to a point on the North line of said Lot 55; thence West along said lot line 117.5 ft. to the Point of Beginning. Being a part of Lots 55, 57 and 59 of said STEVENS SUBDIVISION.

Grantor herein certifies that neither he nor any member of his family reside on the captioned property and that the above property does not constitute and is not contiguous to his homestead.

Subject to conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances and taxes for the year 1990 ;and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

(*Grantor* and *Grantee* are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires).

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:

(Witness) [Signature] / Diogenes A. Saavedra (Seal)
DIOGENES A. SAAVEDRA

(Witness) [Signature] _____

(Witness) _____

(Witness) _____ (Seal)

State Of Pennsylvania County of Crawford

I Hereby Certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared

DIOGENES A. SAAVEDRA, A MARRIED MAN

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

Witness my hand and official seal in the County and State last aforesaid this 25th day of MAY 19 90

Vicki L. Bradshaw
Notary Public

My commission expires: 9/21/92

NOTARIAL SEAL
VICKI L. BRADSHAW, Notary Public
Meadville, Crawford County, Pa.
My Commission Expires Sept. 21, 1992

This document prepared by:

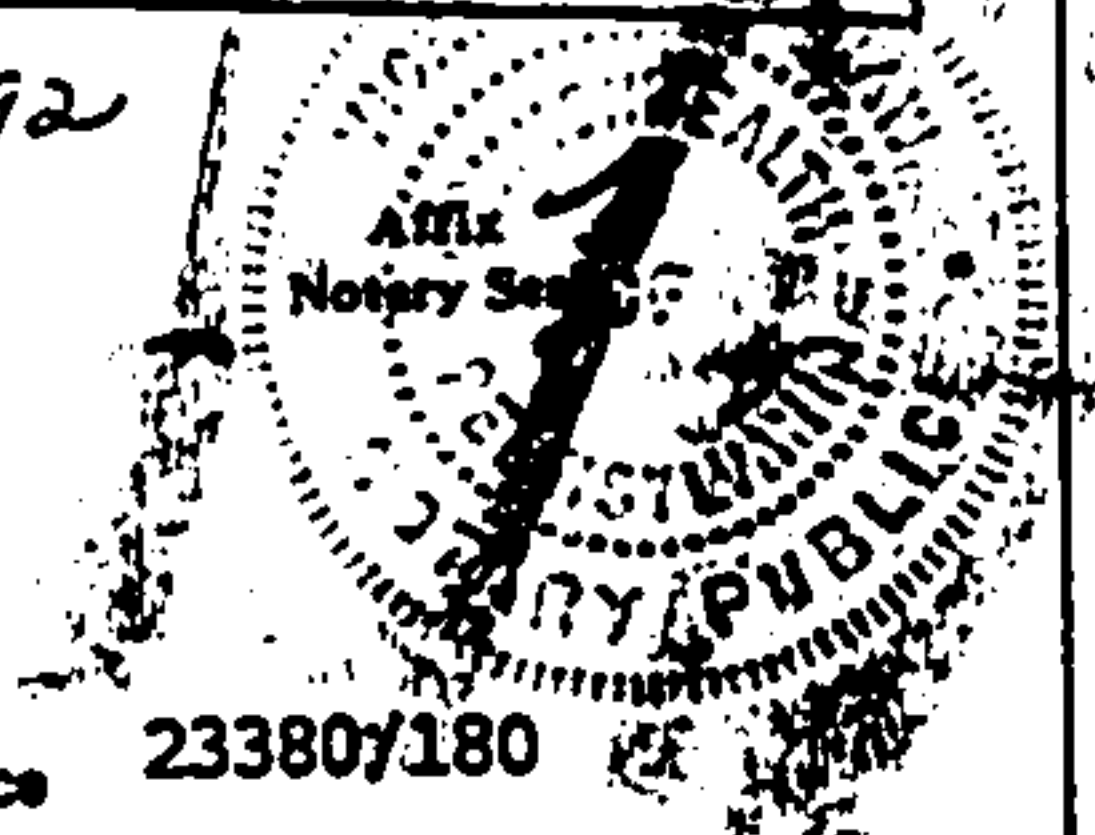
JOAN WHITTAKER



4370 S. TAMiami TRAIL
SARASOTA, FL 34231

Incidental To The
Issuance of Title Insurance

23380/180



RECORDED IN OFFICIAL
RECORDS
MAY 31 11 PM '90

RETURN TO AMERICAN TITLE / 020