

# Warranty Deed

The terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

OFFICIAL RECORDS  
BOOK 2224  
PAGE 2375

This Indenture made this 5 day of July A.D. 1990 by and between

WILLIAM W. WINKLER, JR.,

hereinafter referred to as Grantor, and

SARASOTA COUNTY, a political subdivision of the State of Florida,

hereinafter referred to as Grantee, whose post office address is

P.O. Box 8, Sarasota, Florida 34230

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

LOT 7 and the Westerly 1/2 of Lot 6, NORTHGATE CENTER SUBDIVISION, Unit No. 2, as per Plat thereof recorded in Plat Book 28, Pages 7, 7A, 7B and 7C, Public Records of Sarasota County, Florida.

SUBJECT to restrictions and easements of record; applicable zoning regulations and ordinances; and real estate taxes for 1990 and subsequent years.

GRANTOR certifies, warrants and covenants to Grantee that neither Grantor, nor any of his family, reside on the above property or any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

TRANS NUM:00036256  
DOC STAMPS PD: \$2832.50  
INTANG. TAX PD: \$.00  
KAREN E. RUSHING SARASOTA CO.  
BY: [Signature] D.E.

RECORDED IN OFFICIAL  
RECORDS  
RECORD VERIFIED  
JUN 6 4 37 PM '90  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
[Signature]

William W. Winkler, Jr. (SEAL)  
William W. Winkler, Jr.

(SEAL)

(SEAL)

(SEAL)

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 5 day of July 1990  
by William W. Winkler, Jr.

Notary Public, State of Florida at Large  
My Commission Expires October 7, 1992

[Signature]  
Notary Public  
My Commission Expires:

(NOTARY SEAL)

Prepared by: Terri Jayne Salt, Esq./bz  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard, P.O. Box 3258  
Sarasota, Florida 34230