

WARRANTY DEED

THIS WARRANTY DEED made the 14th day of AUGUST, 1990, BETWEEN MURLIN HANSON AND MYRA HANSON, HUSBAND AND WIFE, A/K/A MURLIN HANSEN AND MYRA HANSEN, HUSBAND AND WIFE, hereinafter called the grantor, to CYNTHIA J. SENG, A MARRIED WOMAN, whose post office address is 9195 MIDNIGHT PASS RD hereinafter called the grantee: SARASOTA, FL 34242

"Grantor" and "grantee" are used for singular or plural, as context requires.

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:

AS DESCRIBED IN ATTACHED EXHIBIT "A"
TAX ID#0131120006

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, 1989; conditions, restrictions, limitations, reservations, easements, and other matters of record.

IN WITNESS WHEREOF, the same grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

Murlin Hanson
MURLIN HANSON
Myra Hanson
MYRA HANSON

TRANS NUM:00042852
DOC STAMPS PD: \$1100.00
INTANG. TAX PD: \$.00
KAREN S RUSHING SARASOTA CO.
BY: [Signature] D.C.

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 MURLIN HANSON AND MYRA HANSON to me known to be the person(s) 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 14 day of AUGUST, 1990.

[Signature]
Notary Public

MY COMMISSION EXPIRES: 12/9/91

PREPARED BY/RETURN TO: SANDRA J. EPPS, SUN FLORIDA TITLE CORPORATION,
2345 BEE RIDGE ROAD - SUITE 6, SARASOTA, FLORIDA 34239
INCIDENTAL TO THE ISSUANCE OF TITLE INSURANCE

BUYER SOCIAL SECURITY #S: [Redacted]
SELLER SOCIAL SECURITY #S: [Redacted]

** OFFICIAL RECORDS **
BOOK 2234
PAGE 431

1050
1100

EXHIBIT "A"

LOT 45 OF STEVENS SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 21, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LESS BEGIN AT THE NW CORNER OF LOT 47 OF STEVENS SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 21, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 47, 15.4 FEET; THENCE WITH AN ANGLE OF 90 DEGREES TO LEFT, RUN NORTHEASTERLY 44.87 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 47 FOR A POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY 44.7 FEET TO SEAWALL AT LITTLE SARASOTA BAY; THENCE SOUTHEASTERLY ALONG SAID SEAWALL 15.4 FEET TO POINT ON SOUTH LINE OF LOT 45 OF SAID STEVENS SUBDIVISION; THENCE WESTERLY ALONG SOUTH LINE OF SAID LOT 45, 47.45 FEET TO POB; BEING A TRIANGULAR PARCEL OF LAND IN SE CORNER OF LOT 45 OF SAID STEVENS SUBDIVISION. PLUS BEING AT THE NW CORNER OF LOT 47 STEVENS SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 21, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 47, 15.4 FEET; THENCE WITH AN ANGLE OF 90 DEGREES TO LEFT RUN NORTHEASTERLY 44.87 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 47; THENCE WESTERLY ALONG SAID NORTH LINE OF LOT 47, 47.45 FEET TO THE POB; BEING A TRIANGULAR PARCEL OF LAND IN THE NW CORNER OF LOT 47 OF SAID STEVENS SUBDIVISION.

RECORDED IN OFFICIAL

RECORDED

AUG 16 1 58 PM '90

KAREN J. HARRIS
CLERK OF COUNTY COURT
SARASOTA COUNTY, FL.