

5.00
1.00
1650.00 Rec.

91026700

WARRANTY DEED

OFFICIAL RECORDS
BOOK 2283
PAGE 728

THIS INDENTURE, made this 1st day of February, 1991, between Frederick E. Soto, Sr. and Sylvia D. Soto, as Grantor and Frederick E. Soto, Jr., as Grantee, whose address is 2650 S. TAMMAM TAMI / TAMMAM 34236 (the terms "Grantor" and "Grantee" are used for singular or plural, as context requires),

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten (\$10) Dollars, and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to wit:

Lots 21 and 22, Block A, GROVE HEIGHTS SUBDIVISION, as per plat thereof, recorded in Plat Book 1, Page 197 of the Public Records of Sarasota County, Florida, LESS, HOWEVER, the East 16.81 feet thereof and LESS the property described in Deed Book 315, Page 469 of the Public Records of Sarasota County, Florida.

Subject to valid easements, restrictions, reservations of record, and taxes for 1991 and subsequent years.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Frederick E. Soto, Sr. *Sylvia D. Soto* (SEAL)
Robert A. Starrock Sylvia D. Soto (SEAL)

I hereby certify that on this day before me, an officer duly authorized and qualified to take acknowledgments, personally appeared Sylvia D. Soto, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS, my hand and official seal in the location last aforesaid this 1st day of February, 1991.

TRANS NUM:00076774
DOC STAMPS PD: \$1650.00
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: *K. E. Rushing* D.C.

Karen E. Rushing
NOTARY PUBLIC
My Commission Expires:
10-5-93

✓ This instrument prepared by:
Simon Rosin
527 South Washington Boulevard
Sarasota, Florida 34236

RECORDED IN OFFICIAL
RECORDS
RECORDED
MAR 20 5 04 PM '91
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.