10.50 rec.
1,740.00 doc.

92016119

** OFFICIAL RECORDS **
BOOK 2368 PAGE 412

WARRANTY DEED

This Warranty Deed is made by GEORGE H. HANSHAW, hereinafter referred to as "Grantor," to AUTOMOTIVE REALTY ASSOCIATES, INC., a Florida corporation, whose Taxpayer Identification Number is 59-2563439, and whose post office address is 13041 Automotive Blvd., Clearwater, FL 34622, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and for 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:

> Lots 2, 5, 7, 9 and 11, Less portion off West side of Lot 2 for U.S. Highway 301 right of way, Block 1, MONTEREY SUBDIVISION, as per plat thereof recorded in Plat Book 2, Page 120A, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the above described real property is 2023120029.

Return to Abel, Band Ilsvon

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

Grantor herein covenants that this property is not homestead property nor is it contiguous with or adjacent to the homestead of the grantor.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on February 10, 1992.

WITNESSES:

Print Name ROBERT J. STINNETT

Print Name DAVID S. [illegible]

George H. Hanshaw
GEORGE H. HANSHAW
Address 1392 Harbor Dr
Clearwater FL 34239

TRANS NUM:00133861
DOC STAMPS PD: $1740.00
INTANG. TAX PD: $.00
KAREN E RUSHING SARASOTA CO.
BY: D.C.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10th day of February, 1992 by GEORGE H. HANSHAW, who is personally known to me or who has produced N/A as identification and who did not take an oath.

Notary Public
Print Name David A. Tepper

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JULY 19,1993
BONDED THRU GENERAL INS. UND.

This Instrument Prepared by:
David A. Tepper, Esquire/lb
Abel, Band, Russell, Collier,
Pitchford & Gordon, Chartered
P.O. Box 49948
Sarasota, Florida 34230-6948

(DAT:LB5\714-38\WD.3)

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
KAREN L. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.
FEB 12 4 46 PM '92

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