

THIS INSTRUMENT PREPARED BY:
AND RETURN TO:
JOSEPH ROBACK, ESQUIRE
FELDMAN & ROBACK
3908 - 26th Street West
Bradenton, Florida 34205

REC. \$ 6⁰⁰
D/S \$ 3036⁰⁰

Grantee's S.S. [REDACTED]
D.P.#2028-16-0019

WARRANTY DEED

THIS WARRANTY DEED made the 9th day of April, 1992 by LARRY E. CROY, hereinafter called the Grantor, to C. JOHN LYNCH, whose post office address is 1612 Maple Street, Nokomis, FL, 33555, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

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:

Lots 10, 11, 12, 13, 14 and 15, Block "B", DESOTO PARK SUBDIVISION, according to the plat thereof, recorded in Plat Book 1, Page 17 of the Public Records of Sarasota County, Florida, less road right-of-way.

Grantor hereby warrants, covenants, and agrees that the above-described property does not constitute the homestead of the Grantor nor is it contiguous to any such homestead of the Grantor.

SUBJECT to easements, restrictions, reservations and dedications of record and to taxes and assessments for 1992 and subsequent years.

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, 1991.

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

Signed, sealed and delivered in our presence:

WITNESSES:

Joseph Roback
NAME: JOSEPH ROBACK
Linda A. Calvo
NAME: LINDA A CALVO

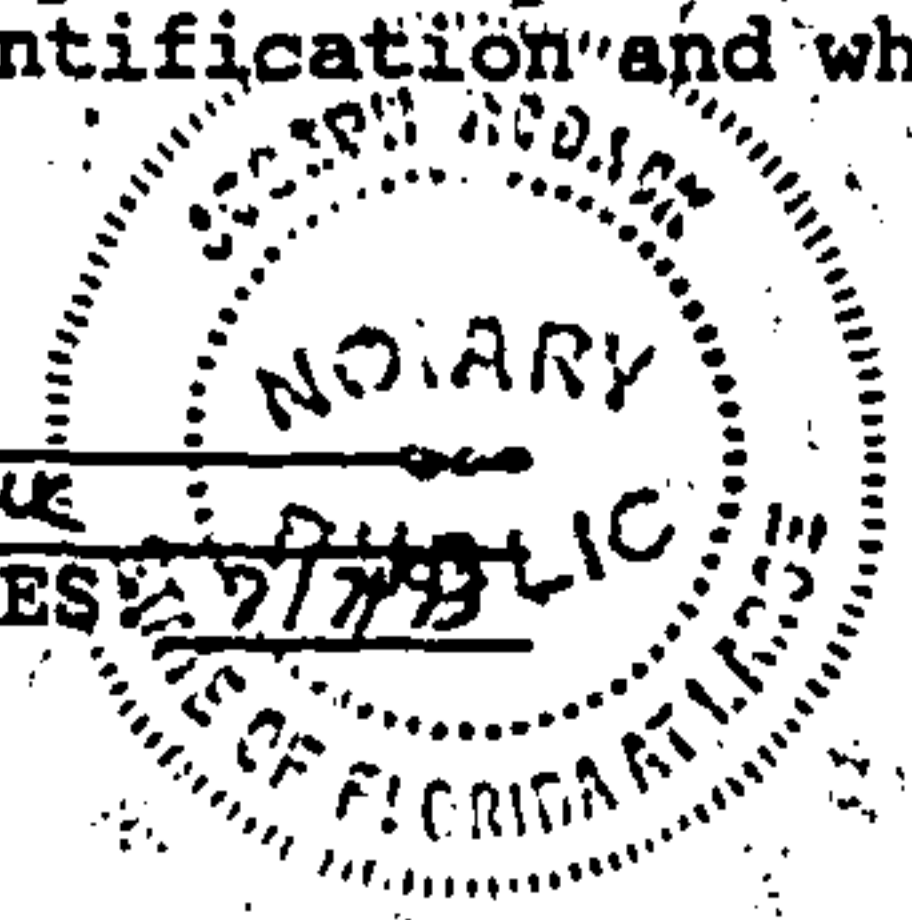
LARRY E. CROY
LARRY E. CROY
2100 S. Tamiami Trail
Sarasota, FL 34239

RECORDED IN OFFICIAL RECORDS FILED
APR 13 4 26 PM '92
CLERK OF COUNTY COURT
SARASOTA COUNTY, FL

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 9th day of April, 1992, by Larry E. Croy, who is personally known to me or who has produced _____ as identification and who did not take an oath.

NOTARY PUBLIC
SIGN: Joseph Roback
PRINT: JOSEPH ROBACK
MY COMMISSION EXPIRES 7/7/93



TRANS NUM:00145912
DOC STAMPS PD: \$3036.00
INTANG. TAX PD: \$.00
KAREN E. RUSHING SARASOTA CO.
BY: [Signature] D.C.