

TR REC 9.88
S.S. 1076.60
I.T. _____

1050
60

WARRANTY DEED IN LIEU OF FORECLOSURE

92129821

OFFICIAL RECORDS
BOOK 2451
PAGE 2093

THIS WARRANTY DEED made this 3 day of November, 1992, between WILLIE J. BECKOM and BEATRICE L. BECKOM, a/k/a BEATRICE BECKOM, husband and wife, of the County of Sarasota, in the State of Florida, Grantors, and FIRST NATIONAL BANK OF VENICE, whose post office address is P. O. Box 1780, Venice, Florida 34284-1780, Grantee.

WITNESSETH:

That the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and its successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Units Nos. D and E, of SOUTHLAND PLAZA, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1506, page 853, and according to the Plat thereof recorded in Condominium Book 18, page 40, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the year 1992.

This conveyance is an Absolute Deed in Lieu of Foreclosure and it is the intention of both Grantors and the Grantee that this Deed is given in full satisfaction and discharge of the indebtedness owed to the herein Grantee, as evidenced by that certain Mortgage from WILLIE J. BECKOM and BEATRICE L. BECKOM, a/k/a BEATRICE BECKOM, husband and wife, to FIRST NATIONAL BANK OF VENICE, dated February 27, 1990 and recorded on March 9, 1990 in Official Records Book 2193, Page 1070, of the Public Records of Sarasota County, Florida, given to secure an indebtedness in the original principal sum of \$160,000.00.

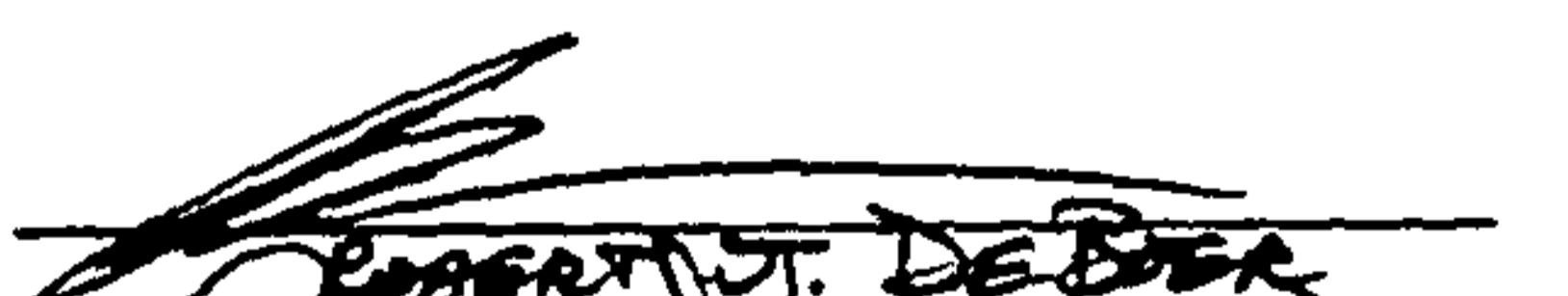

There are no side agreements (recorded or unrecorded) between the parties or their principals as to this property or any proceeds therefrom.

This conveyance reflects an arm's length transaction between the parties and herein Grantors are fully advised of their rights and give this Deed in Lieu of Foreclosure voluntarily and for the purposes hereinabove expressed, and hereby acknowledge that the transaction is fair and equitable.

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


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:


ROBERT J. DEBOR

ALBERT E. MINK


WILLIE J. BECKOM


BEATRICE L. BECKOM, a/k/a
BEATRICE BECKOM

TRANS NUM:00187508
DOC STAMPS PD: \$1076.60
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY:  D.C.

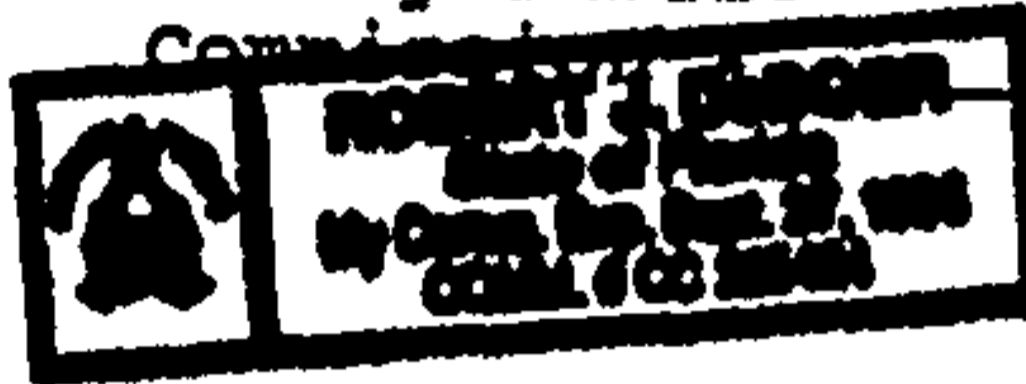
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 3rd day of November, 1992, by WILLIE J. BECKOM, who is personally known to me or who produced a driver's license as identification and who did not take an oath.

[Signature]
Printed Name of Notary:

Notary Public
Commission # _____

My commission expires:



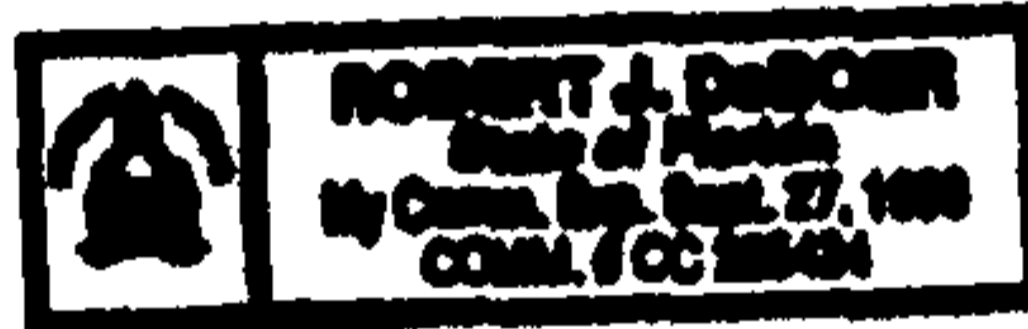
STATE OF FLORIDA
COUNTY OF SARASOTA

3rd The foregoing instrument was acknowledged before me this day of November, 1992, by BEATRICE L. BECKOM, a/k/a BEATRICE BECKOM, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

[Signature]
Printed Name of Notary:

Notary Public
Commission # _____

My commission expires:



401
THIS INSTRUMENT PREPARED BY
ROBERT J. DEBOER
ATTORNEY AT LAW
P.O. BOX 1767
VENICE, FLORIDA 34284-1767

RECORDED IN OFFICIAL
RECORDS
RECORD VERIFIED
92 NOV 13 PM 2:32
KAREN E. JOHNSON
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL