

Recording \$10.50
Doc Stamps \$1,715.00

93000343

WARRANTY DEED

THIS WARRANTY DEED made the 31st day of December, 1992 by N. PETER ROSS, whose mailing address is 3433 Forest Lakes Drive East, Sarasota, Florida, herein called Grantor, to PATRICK M. O'BRIEN, whose Post Office address is P.O. Box 3718, Sarasota, Florida 34230, herein called Grantee:

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WITNESSETH: that Grantor, in consideration of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby covenants to Grantee the following described real property in Sarasota County, Florida:

Begin at the NW corner of Section 6, Township 36 South, Range 18 East, thence due East along the North line of said Section 6, a distance of 1,363.21 feet; thence South 0°21'30" East along the centerline of former Seaboard Airline R.R. a distance of 2,592.18 feet; thence South 89°50'55" East along the North line of DeSoto Road (80 feet wide), 2,021.53 feet to the Point of Beginning; thence continue along said DeSoto Road a distance of 120.0 feet; thence North 0°07'25" East a distance of 250.0 feet; thence North 89°50'55" West a distance of 120.0 feet thence South 0°07'25" West a distance of 250.0 feet to the Point of Beginning..

Subject to easements, restrictions, reservations, of record, if any, and taxes for the year 1992 and subsequent years.

AND Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of his family reside on the above property or any property adjacent thereto; the above described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

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

IN WITNESS WHEREOF, Grantor signed and sealed this deed on the day and year first above written.

Signed, sealed and delivered
in our presence:

Mary E. Van Winkle
MARY E. VAN WINKLE
(Print Name)

N. Peter Ross
N. PETER ROSS

Greg Agnacion
Greg Agnacion
(Print Name)

TRANS NUM: 00196856
DOC STAMPS PD: \$1715.00
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: [Signature] D.C.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31st day of December, 1992,

by N. PETER ROSS, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

Mary E. Van Winkle

Notary Public

MARY E. VAN WINKLE

(Print Name)

My Commission Expires:

This instrument was prepared by & return to
MARY E. VAN WINKLE, Esquire
3844 Bee Ridge Road, Suite 202
Sarasota, Florida 34233

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NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DECEMBER 22, 1996
BONDED THRU HUCKLEBERRY & ASSOCIATES

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RECORDED IN OFFICIAL RECORDS
RECORDS VERIFIED
93 JAN -4 PM 3:10
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL