

1925.08
105 93002591

WARRANTY DEED

**** OFFICIAL RECORDS ****
BOOK 2469 PAGE 360

THIS WARRANTY DEED, executed this 8th day of January, 1993, by CHARLES D. SNYDER, a married man, and JANICE M. SNYDER, a single woman, first party, to PHILIP SCOTT and ELISABETH SCOTT, Husband and Wife, second party, whose address is 4416 Hale Street, Sarasota, Florida 34233, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in the County of Sarasota, State of Florida, to-wit:

A portion of Lots 7 and 8, SHADY OAKS, recorded in Plat Book 6, Page 85, Public Records of Sarasota County, Florida and being more particularly described as follows:

Commence at the Southwest corner of said Lot 7; thence North 89°35'16" E. along the South line of said Lot 7, said line also being the North line of Lot 8 of said subdivision, 18.00 feet to the East R/W of McIntosh Road for the point of beginning; thence continue North 89°35'16" East along said line 134.56 feet; thence North 00°09'31" West along the West line of the West 85 feet of the East 494 feet of said Lot 7, a distance of 203.07 feet to the South R/W of Hale Street (platted as Shady Oaks Ave.); thence North 89°37'31" East along said R/W 85 feet; thence South 00°09'48" West along the East line of the West 85 feet of the East 494 feet of said Lot 7, and it's Southerly extension, a distance of 298.53 feet; thence South 89°35'16" West, 219.50 feet to the East R/W of McIntosh Road; thence North, 95.52 feet to the point of beginning.

Subject to a 20' access easement over the South 20 feet thereof.

Lying and being in Section 2, Township 37 South, Range 18 East, Sarasota County, Florida and containing 0.878 Acres more or less.

Tax I.D. No. 068-12-0027 and 068-12-0029.

The property conveyed herein is not the homestead of the Grantor, nor is it contiguous thereto.

Subject to taxes and assessments for 1993 and subsequent years, all easements, rights of way and restrictions of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.


AND the said first party hereby covenants with the said grantee that it is lawfully seized of said land and fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 from all encumbrances.

✓
THIS DOCUMENT PREPARED BY:
UPON RECORDING RETURN TO:
J. Kevin Drake, P.A. (#350)
1343 Main Street, Ste. 204
Sarasota, FL 34236

TRANS NUM:00198028
DOC STAMPS PD: \$1925.00
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: [Signature] D.C.

IN WITNESS WHEREOF, the said first party has executed this Warranty Deed on the day and year first above written.

Signed, sealed and delivered
in the presence of:



Print Name: J. Kevin Drake


Charles D. Snyder


Print Name: GARY L. JOHNSTON


Print Name: J. Kevin Drake



Janice M. Snyder


Print Name: GARY L. JOHNSTON

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared CHARLES D. SNYDER, well known to me, or who has produced Driver's Licence as identification and who did _____ take an oath, to be one of the Grantors in the foregoing deed, and that he acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily.

WITNESS my hand and official seal in the county and state last aforesaid this 8th day of January, 1993.


NOTARY PUBLIC
Print Name: J. Kevin Drake
My commission expires:

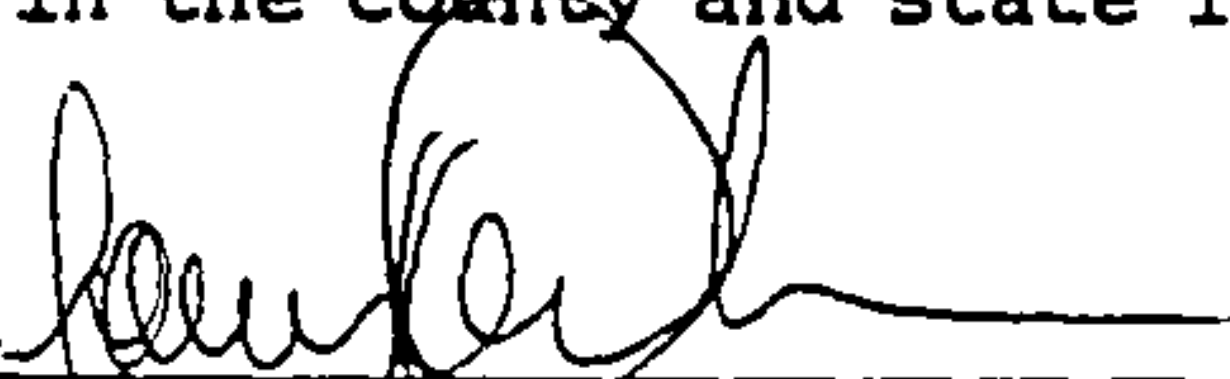
STATE OF FLORIDA
COUNTY OF SARASOTA



OFFICIAL SEAL
J. KEVIN DRAKE
My Commission Expires
March 2, 1996
Comm. No. CC 178162

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JANICE M. SNYDER, well known to me, or who has produced driver's license as identification and who did _____ take an oath, to be one of the Grantors in the foregoing deed, and that she acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily.

WITNESS my hand and official seal in the county and state last aforesaid this 8th day of January, 1993.


NOTARY PUBLIC
Print Name: J. Kevin Drake
My commission expires:



OFFICIAL SEAL
J. KEVIN DRAKE
My Commission Expires
March 2, 1996
Comm. No. CC 178162

SARASOTA COUNTY, FL
CLERK OF CIRCUIT COURT
KAREN E. RUSHING

RECORDED IN OFFICIAL
RECORDS
RECORD VERIFIED
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