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OFFICIAL RECORDS
BOOK 2477 PAGE 799

317

Return to:
Jerrel E. Towery
333 S. Tamiami Tr. #291
Venice, FL 34285

WARRANTY DEED

Individuals to Trust

THIS WARRANTY DEED, made the 1st day of February, A.D., 1993, by BASILI A. TZANKIS and KALLIOPE TZANKIS, husband and wife, hereinafter called the grantors, to BASILI A. TZANKIS, Trustee of the BASILI A. TZANKIS TRUST, dated February 1, 1993, as to an undivided one-half (1/2) interest, and to KALLIOPI Y. TZANKIS, Trustee of the KALLIOPI Y. TZANKIS TRUST, dated February 1, 1993, as to an undivided one-half (1/2) interest, as tenants in common, with full powers of managment, transfer and sale, hereinafter called the grantees, whose post office address is 312 Bayshore Drive, Venice, FL 34285.

WITNESSETH: That the grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Sarasota County, Florida, viz:

Lot 20, less the North 9.66 feet, Block 37, GULF VIEW SECTION OF VENICE, as per plat recorded in Plat Book 2, Page 77A, of the Public Records of Sarasota County, Florida.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons

TRANS NUM:00203557
DOC STAMPS PD: \$.70
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: [Signature] D.C.

whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1992.

IN WITNESS WHEREOF, said grantors having signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

Roberta K. Scaglione
ROBERTA K. SCAGLIONE
WITNESS

Basil A. Tzankis L.S.
BASIL A. TZANKIS
312 Bayshore Dr.
Venice, FL 34285

Jerrel E. Towery
JERREL E. TOWERY
WITNESS

Kalliope Tzankis L.S.
KALLIOPE TZANKIS
312 Bayshore Dr.
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 1st day of February, 1993, by **BASIL A. TZANKIS** and **KALLIOPE TZANKIS**, husband and wife. They are personally known to me, or have produced N/A as identification and did take an oath.

Jerrel E. Towery
Signature of Acknowledger
JERREL E. TOWERY
Printed Name of Acknowledger

Notary Public
Title or Rank

Date Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Nov. 8, 1993
Bonded By Insurance Co. of North America

D.P. # 176090021
Grantors' SSN's: [REDACTED]
Grantees' SSN's: [REDACTED]

This instrument prepared by:
Jerrel E. Towery, P.A.
Fla. Bar #267351
333 S. Tamiami Trail
291 Tandem Center
Venice, FL 34285

Return to:
Jerrel E. Towery, P.A.
Fla. Bar #267351
333 S. Tamiami Trail
291 Tandem Center
Venice, FL 34285

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
93 FEB 15 PM 3:59
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL