

# Warranty Deed

The terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

This Indenture, made April 30, 1993, by and between BARBARA S. GREENWALD, Individually and as Trustee, under Agreement dated February 18, 1985 and under Deed recorded in Official Records Book 2180, Page 179, Public Records of Sarasota County, Florida, hereinafter referred to as Grantor, whose post office address is 2610 Firetree Lane, Venice, Florida 34292, and J.W.J. HOLDINGS INCORPORATED, a Florida corporation, hereinafter referred to as Grantee, whose post office address is 3131 King Street East, Ketchener, Ontario, CANADA N2A 1B1.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

UNITS L and M, Building H, BEE RIDGE-SAWYER CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1748, Page 1315, as amended, and as per Plat thereof recorded in Condominium Book 23, Page 46, as amended, Public Records of Sarasota County, Florida.

SUBJECT to the terms, conditions and covenants contained in the aforesaid Declaration of Condominium, Amendments and Exhibits thereto.

SUBJECT to restrictions and easements of record; applicable zoning regulations and ordinances; and real estate taxes for the current year.

GRANTOR certifies, warrants and covenants to Grantee that neither Grantor, nor any of her 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.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Robert L. McLaughlin  
Signature of Witness

Barbara S. Greenwald (SEAL)  
BARBARA S. GREENWALD, as Trustee aforesaid

ROBERT L. McLAUGHLIN  
Print Name of Witness

Elin L. Ayerbe  
Signature of Witness

Elin L. Ayerbe  
Print Name of Witness

TRANS NUM:00221689  
DOC STAMPS PD: \$1960.00  
INTANG. TAX PD: \$.00  
KAREN E RUSHING SARASOTA CO.  
BY: Edward D.C.

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April 1993 by BARBARA S. GREENWALD, as Trustee aforesaid, who is personally known to me or who has produced Fla. Driver's Licence as identification and who did not take an oath. If no type of identification is indicated, the above-named person is personally known to me.

Michele Boardman Grimes  
Signature of Notary Public  
Michele Boardman Grimes  
Print Name of Notary Public

(Notary Seal)

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Prepared by and return to:  
Michele Boardman Grimes, Esq./bz  
Williams, Parker, Harrison, Dietz & Getzen  
1550 Ringling Boulevard  
Sarasota, Florida 34236

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.

RECORDED IN OFFICIAL RECORDS  
DELIVERED ON  
93 MAY - 4 PM 5:22  
COUNTY OF SARASOTA, FL

