REC $16.00
DOC $322.00
$338.00

** OFFICIAL RECORDS **
BOOK 2545 PAGE 581

93104494

Parcel ID Number: 2034-14-0015
Grantee #1 TIN:
Grantee #2 TIN:

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture, Made this 3rd day of September, 1993 A.D., **Between** WALLACE H. NICHOLS, JR. and PAMELA E. NICHOLS, husband and wife,

, **grantors,** and NATALIE CLAUSEN, a single woman, and CARL HENSEL, a single man, as Joint Tenants with the right of survivorship and not as Tenants in Common,

whose addresses are: 2323 Bahia Vista Street, SARASOTA, Florida 34239

and 2323 Bahia Vista Street, SARASOTA, Florida 34239

, **grantees.**

Witnesseth that the GRANTORS, for and in consideration of the sum of - TEN & NO/100($10.00) - - - - - - - - - - - DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs and assigns forever, the following described land, situate, lying and being in the county of SARASOTA State of FL to wit:

Lot 3, Block 2, AVON HEIGHTS, according to the plat thereof recorded in Plat Book 2, Page 204, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, easements of record, if any, which are not reimposed hereby, and taxes for the current and subsequent years.

TRANS NUM:00247423
DOC STAMPS PD: $322.00
INTANG. TAX PD: $.00
KAREN E RUSHING SARASOTA CO.
BY: D.C.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Stephanie A. Reincke
Printed Name: STEPHANIE A. REINCKE
Witness as to Both

Printed Name:
Witness as to Both

Kay Barberio
KAY BARBERIO

Wallace H. Nichols Jr. (Seal)
WALLACE H. NICHOLS, JR.
P.O. Address 116 Peckham Street S.E., Port Charlotte, FL

Pamela E. Nichols (Seal)
PAMELA E. NICHOLS
P.O. Address 116 Peckham Street S.E., Port Charlotte, FL

(Seal)

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
93 SEP 17 PM 3:48
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLA.

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 3rd day of September 1993 by WALLACE H. NICHOLS, JR. and PAMELA E. NICHOLS, husband and wife,

who are personally known to me or who have produced their Florida driver's licenses as identification.

This Document Prepared By: AND RETURN TO:
STEPHANIE A. REINCKE, ESQUIRE
1390 Main Street, Suite 824
Sarasota, FL 34236

Official Seal
STEPHANIE A. REINCKE
Notary Public, State of Florida
My comm. expires Dec. 16, 1995.
No. CC159388

Stephanie A. Reincke
Printed Name: STEPHANIE A. REINCKE
NOTARY PUBLIC
My Commission Expires:

Richard Saba
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