

560.00 .
10.50

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OFFICIAL RECORDS
BOOK 2560
PAGE 1604

WARRANTY DEED

THIS WARRANTY DEED, Made the 20th day of October, 1993, by Allen N. Jelks, Sr. (S.S. No. [redacted] and Mary L. Jelks (S.S. No. [redacted] husband and wife, hereinafter the "Grantor," to Michael W. Geenen (S.S. No. [redacted] a single man, of 1958 Clematis Street, Sarasota, Florida 34239, hereinafter the "Grantee":

(Wherever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, described as follows:

Lot 37 and the West 1/2 of Lot 39, Block "C", DE SOTA PARK, as per Plat thereof recorded in Plat Book 1, Page 61, of the Public Records of Sarasota County, Florida.

SUBJECT TO zoning and other prohibitions and regulations imposed by governmental authorities, easements, restrictions and reservations of record that do not prohibit the property from being used for residential purposes, and taxes accruing subsequent to December 31, 1992.

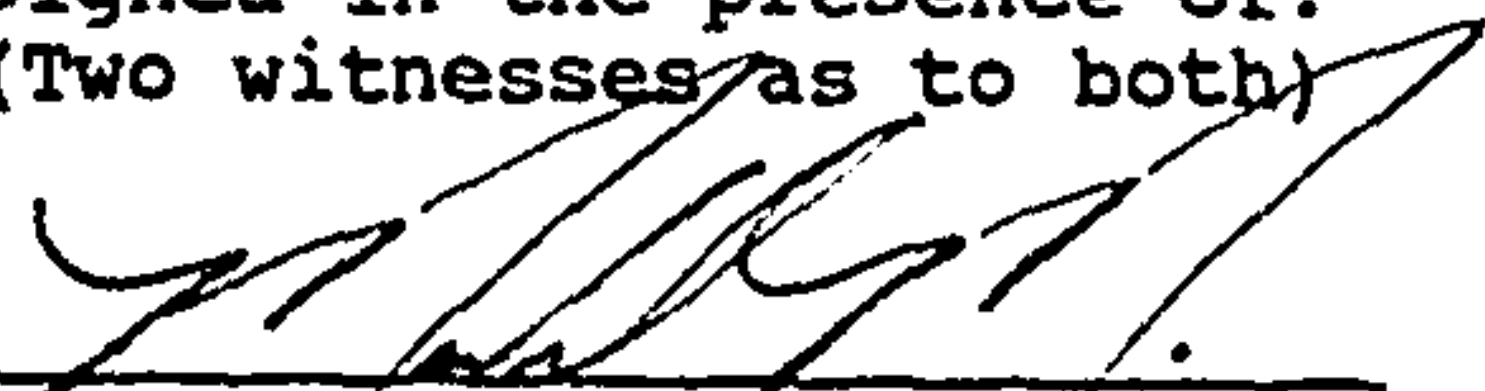
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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


AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor 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 of all encumbrances, except as above noted.

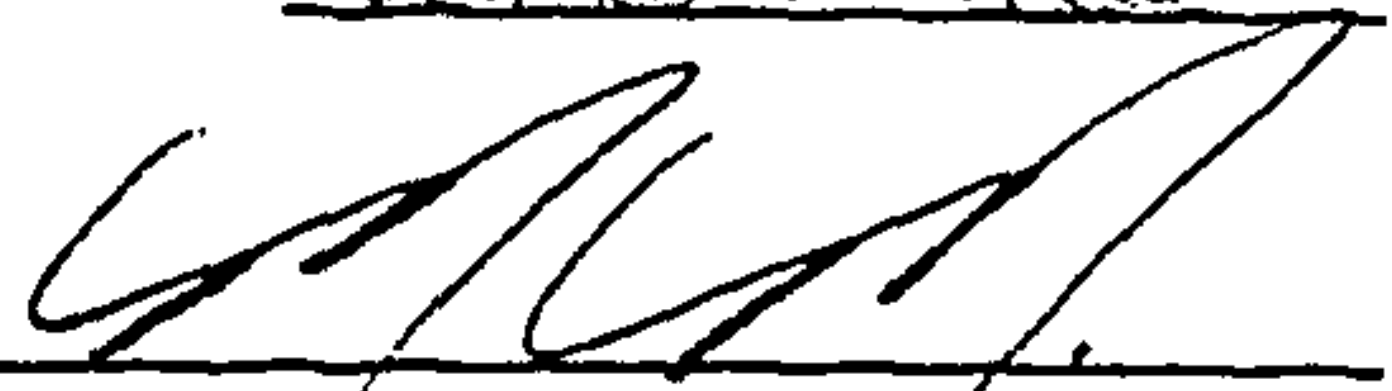
IN WITNESS WHEREOF, the Grantor has signed and sealed this Warranty Deed the day and year first above written.


Signed in the presence of:
(Two witnesses as to both)


Print: MICHAEL MORAN



Print: James E. Toale


Allen N. Jelks, Sr.


Print: MICHAEL MORAN


Print: James E. Toale

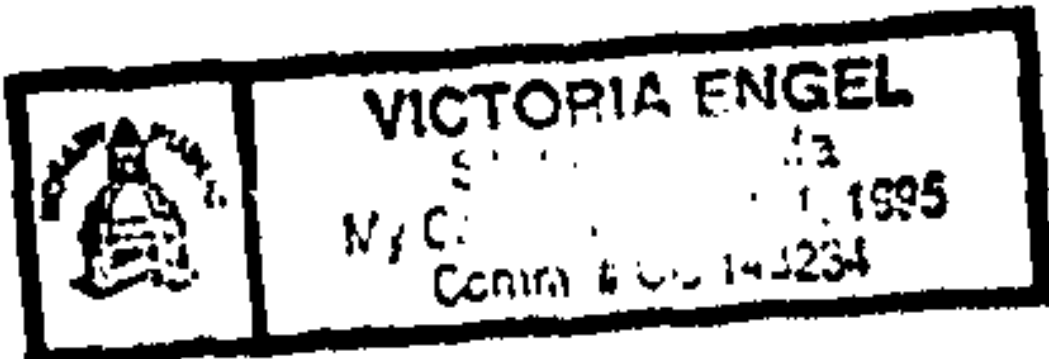

Mary L. Jelks

TRANS NUM: 00256528
DOC STAMPS PD: \$560.00
INTANG. TAX PD: \$.00
KAREN FORTSHING SARASOTA CO.
BY:  D.C.

STATE OF FLORIDA
COUNTY OF SARASOTA

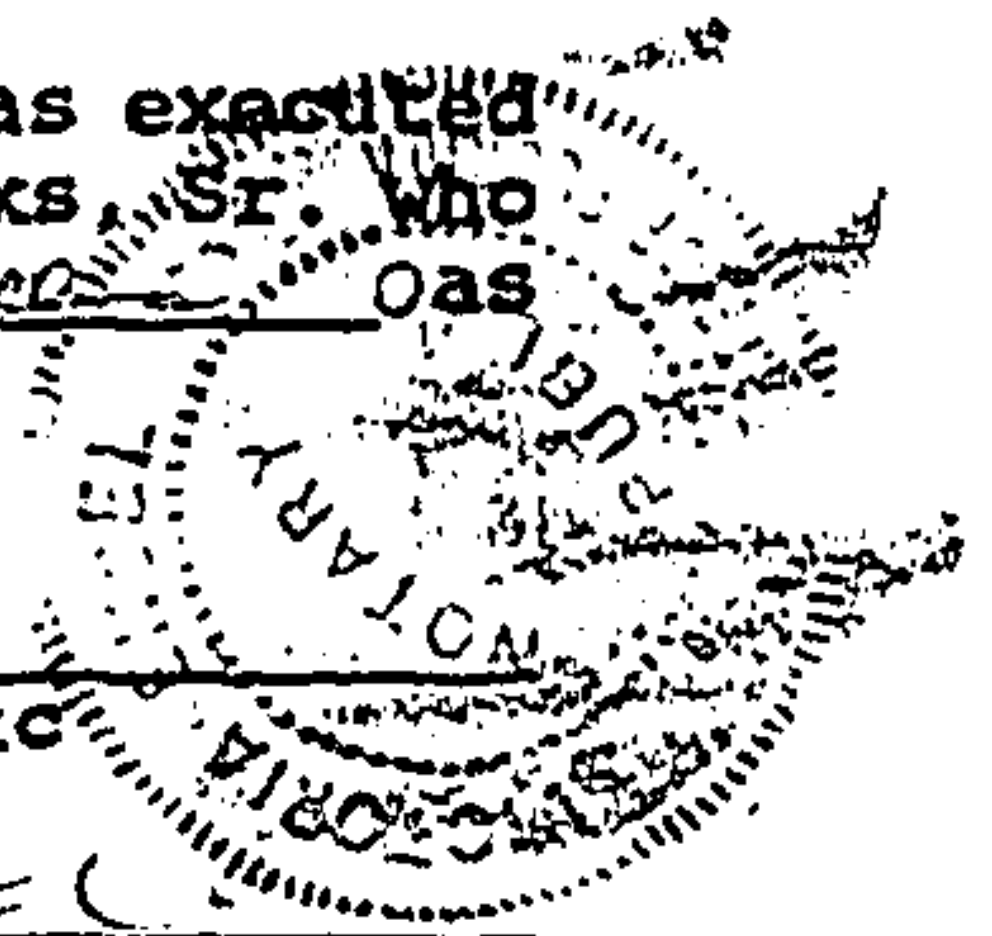
I HEREBY CERTIFY that the foregoing Warranty Deed was executed before me this 20th day of October 1993, by Allen N. Jelks, Sr. who is personally known to me or who produced FLA Driver License as identification and who did take an oath.

My commission expires:



Victoria Engel
Notary Public

Print: VICTORIA ENGEL



STATE OF FLORIDA
COUNTY OF SARASOTA

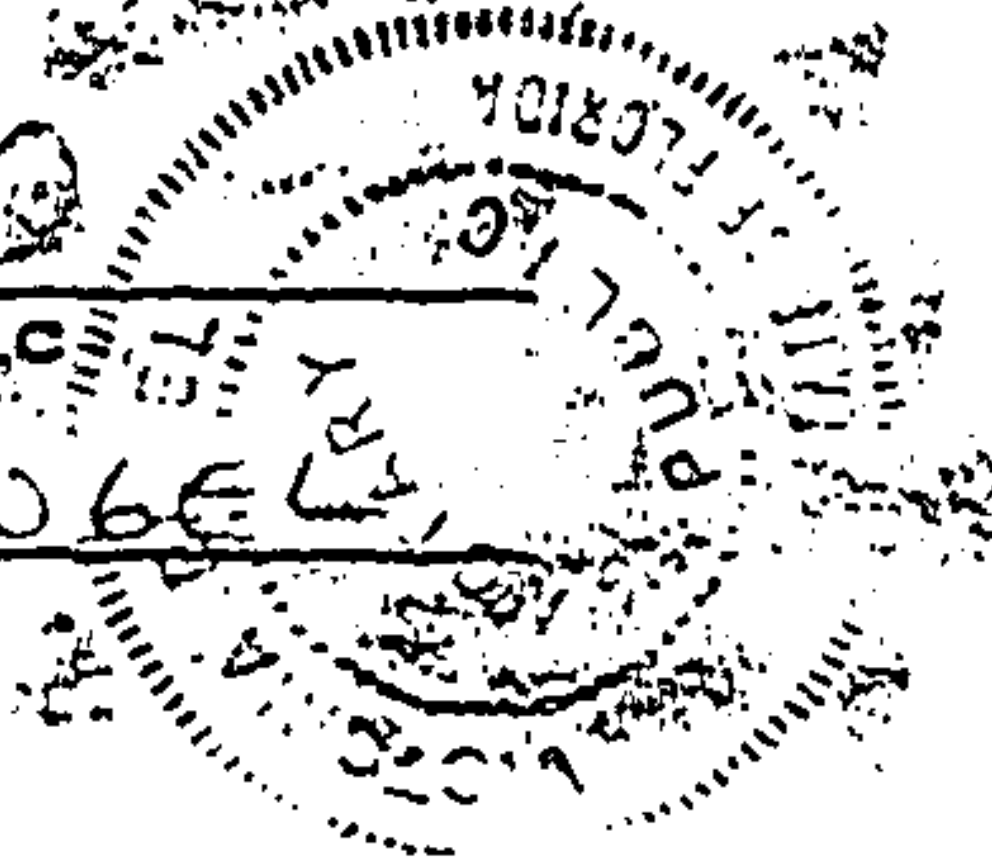
I HEREBY CERTIFY that the foregoing Warranty Deed was executed before me this 20th day of October, 1993, by Mary L. Jelks who is personally known to me or who produced FLA Driver License as identification and who did take an oath.

My commission expires:



Victoria Engel
Notary Public

Print: VICTORIA ENGEL



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This Instrument Prepared by and return to:
Joy & Moran, Attorneys
850 First Florida Bank Plaza
1800 Second Street
Sarasota, Florida 34236.

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RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
93 OCT 20 PM 4: 10
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL