

REC. 10.50 + 1.00  
DOC. ST. DEED 910.00  
DOC. ST. MTG  
INT. TAX MTG

94000826

OFFICIAL RECORDS  
BOOK 2587  
PAGE 186

Parcel ID Number: 0131-12-0012  
Grantee #1 TIN:  
Grantee #2 TIN:  
Grantee #3 TIN:  
Grantee #4 TIN:

(Space Above This Line For Recording Data)

# Warranty Deed

This Indenture, Made this 3rd day of January, 1994 A.D. Between William Wyatt,

of the County of Unknown, State of Florida, grantor, and Michael L. McWherter and Pamela A. McWherter, husband and wife, AND Robert Peterson and Lois A. Peterson, husband and wife,

whose addresses are: 9243 Midnight Pass Rd., SARASOTA, Florida 34242

and

of the County of SARASOTA, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs and assigns forever, the following described land, situate, lying and being in the county of SARASOTA State of Florida to wit:

See the legal description attached hereto as Exhibit A.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1994.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 164 Aregood Lane Islamorada, Florida 33036.

TRANS NUM: 00272628  
DOC STAMPS PD: \$910.00  
INTANG. TAX PD: \$.00  
KAREN E RUSHING SARASOTA CO.  
BY: [Signature] D.C.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantor has herunto set his hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

[Signature] Kemberly Brown  
Printed Name: KEMBERLY BROWN  
Witness #1

[Signature] William Wyatt  
William Wyatt (Seal)  
P.O. Address 164 Aregood Lane Rt 2 Box 19-C, Islamorada, FL 33036

[Signature] Gloria J Schwab  
Printed Name: GLORIA J SCHWAB  
Witness #2

(Seal)

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 30th day of December 3, 1994 by William Wyatt,

who is personally known to me or who has produced his Florida driver's license as identification.

This Document Prepared By:  
DAVID D. BONE  
Attorney at Law  
766-B Hudson Avenue  
Sarasota, FL 34236



GLORIA J. SCHWAB  
MY COMMISSION # CC 222381 EXPIRES  
September 1, 1998  
BONDED THROUGH TRAVELERS INSURANCE, INC.

[Signature] Gloria J Schwab  
Printed Name: \_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

EXHIBIT A

A portion of Lots 57 and 59, STEVENS SUBDIVISION, recorded in Plat Book 4, Page 21 Public Records of Sarasota County, Florida; and also lands lying adjacent to and Southerly from and being more particularly described as follows: Commence at the SW corner of said Lot 59; thence S 19°00'00" E, along the Easterly R/W of Midnight Pass Road, 21.44 feet for a Point of Beginning; thence N 19°00'00" W, along said R/W, 46.66 feet; thence N 76°17'00" E, 123.0 feet more or less to the waters of Sarasota Bay; thence Southeasterly along said waters, 47 feet more or less to the intersection with a line that bears N 78°17'00" E, from the Point of Beginning; thence S 76°17'00" W, 127 feet more or less to the POINT OF BEGINNING.

Together with an easement for ingress and egress described as follows:

Commence at the S.W. corner of Lot 59, STEVENS SUBDIVISION, recorded in Plat Book 4, Page 21, Public Records of Sarasota County, Florida thence S. 19°00'00" E. along the extension of the easterly r/w of Midnight Pass Road (50' wide), 21.44' for a P.O.B.; thence continue S. 19°00'00" E., along said extension, 20.00'; thence S. 71°00'00" W., 33.00'; thence N. 19°00'00" W., 52.80' to the South line of said STEVENS SUBDIVISION; thence East along said line 34.90', to the P.O.B.

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

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