

10.50 ✓
295.00 ✓
2.00

REC. 10.50 + 2.00 *underlying*
DOC. ST. DEED 1295.00
DOC. ST. MTG
INT. TAX MTG

Warranty Deed

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

94010893

OFFICIAL RECORDS
BOOK 2594 PAGE 2118

This Indenture, Made this 27th day of January, 1994 A.D. Between
MICHAEL L. McWHERTER and PAMELA A. McWHERTER, husband and wife,
AND ROBERT PETERSON and LOIS PETERSON, husband and wife,

of the County of SARASOTA, State of Florida, grantors, and
MARIO G. MANFREDI and PATRICIA N. MANFREDI, Husband and Wife

whose address is: 633 North Broadway 2nd Floor, White Plains, New York 10603

of the County of unknown, State of New York, 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 GRANTEEES, the receipt whereof is hereby acknowledged, have 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 EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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

TRANS NUM: 00277580
DOC STAMPS PD: \$1295.00
INTANG. TAX PD: 1.00
KAREN E. RUSHING SARASOTA CO.
BY: *[Signature]* 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:

[Signature]
Printed Name: DAVID D. BONE
Witness as to All
[Signature]
Printed Name: ROBERT J. SCHWAB
Witness as to All

Printed Name: _____
Witness as to All

Printed Name: _____
Witness as to All

[Signature] (Seal)
MICHAEL L. McWHERTER
P.O. Address 9243 Midnight Pass Road, SARASOTA, FL 34242
[Signature] (Seal)
PAMELA A. McWHERTER
P.O. Address 9243 Midnight Pass Road, SARASOTA, FL 34242
[Signature] (Seal)
ROBERT PETERSON
P.O. Address 3208 Indra Road, VENICE, FL 34293
[Signature] (Seal)
LOIS PETERSON
P.O. Address 3208 Indra Road, VENICE, FL 34293

STATE OF Florida
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27th day of January, 1994 by
MICHAEL L. McWHERTER and PAMELA A. McWHERTER, husband and wife, AND
ROBERT PETERSON and LOIS PETERSON, husband and wife,
who are personally known to me or who have produced their Florida driver's licenses as identification.

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

[Signature]
NOTARY PUBLIC, STATE OF Florida
My Commission Expires _____

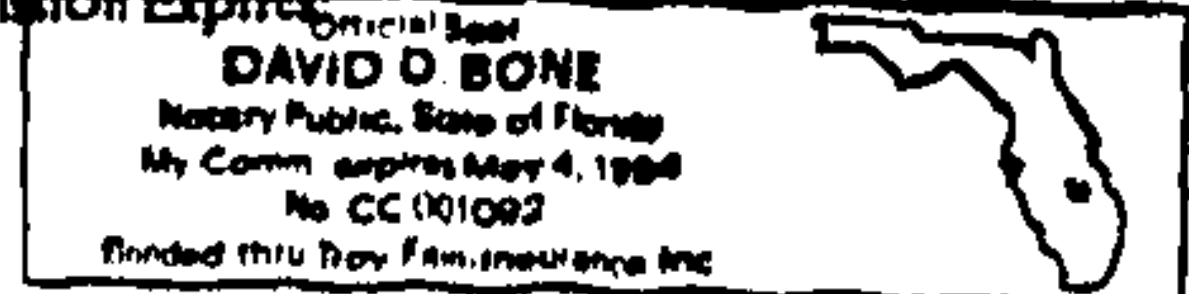


EXHIBIT A

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 76°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., 52.00' 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.

RECORDED IN OFFICIAL RECORDS
91 JUN 27 PM 2:29
SARASOTA COUNTY
FLORIDA