

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 this 24 day of February, 1994, by and between PEYTON HURST, a single man (surviving spouse of HAZEL HURST, Deceased), hereinafter referred to as Grantor, whose post office address is White Oak Estates, Rt. 2, Box 9B, Bluefield, WV 24701, and GARY P. HURST, hereinafter referred to as Grantee, whose post office address is 526 S. Pelican Drive, Sarasota, Florida 34237.

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:

The East 7.51 feet of Lot 17 and the West 1/2 of Lot 19, Block 6, Original Plat of Sarasota, as per plat thereof recorded in Plat Book 1, Page 21, Public Records of Manatee County, Florida.

Subject to valid easements, covenants and restrictions of record, if any, and taxes for the current year.

The intent and purpose of this Deed is to terminate the joint tenancy created between the Grantor and the Grantee under that certain Warranty Deed dated March 23, 1992 and recorded in Official Records Book 2379, Page 1998, Public Records of Sarasota County, Florida. By this conveyance the Grantor releases any further interest in the aforesaid property.

Grantor certifies, warrants, and covenants that neither Grantor nor any of his family reside on the above property or any property adjacent thereto and that 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:

Mary K Brooks
Signature of Witness

Mary K. Brooks
Print Name of Witness

Gilda Kennedy
Signature of Witness

Gilda Kennedy
Print Name of Witness

Peyton Hurst (SEAL)
PEYTON HURST

TRANS NUM:00284591
DOC STAMPS PD: \$.70
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: [Signature] D.C.

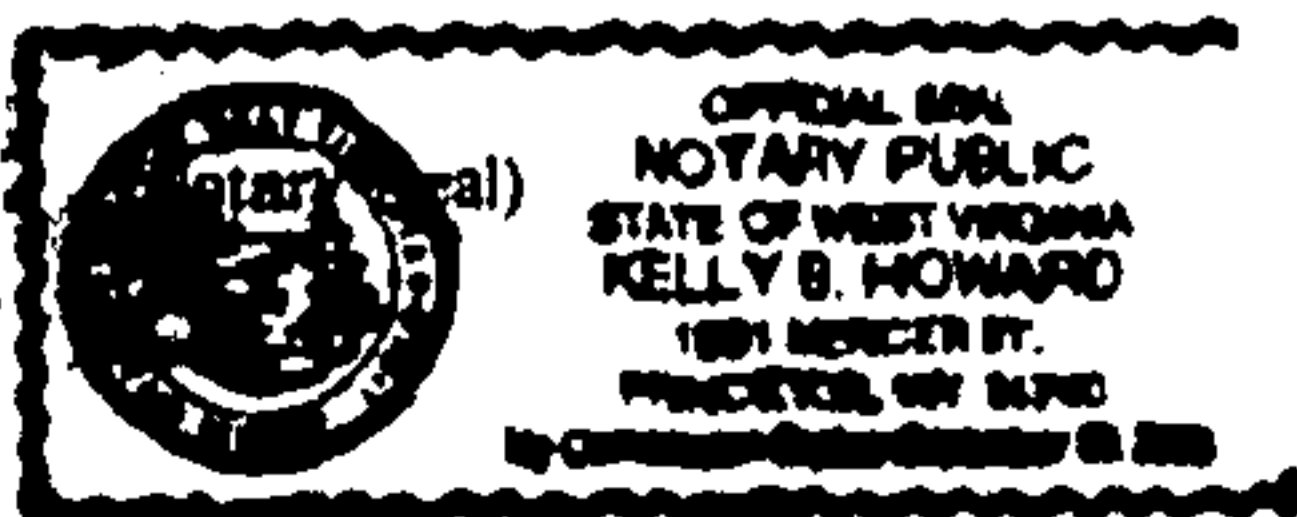
RECORDED IN OFFICIAL RECORDS BOOK 2605 PAGE 1900
FEB 24 1994
10 5: 04
KAREN E RUSHING
SARASOTA COUNTY CLERK

STATE OF WEST VIRGINIA
COUNTY OF Mercer

The foregoing instrument was acknowledged before me this 24 day of February, 1994 by PEYTON HURST, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Kelly B Howard
Signature of Notary Public

KELLY B HOWARD
Print Name of Notary Public



I am a Notary Public of the State of WEST VIRGINIA, and my commission expires on September - 26 2000

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