

This instrument prepared by - Return to:  
Barbara Ann Held, Esq.  
BLALOCK, LANDERS, WALTERS AND VOGLER, P.A.  
802 11th Street West  
Bradenton, Florida 34205  
813-748-0100

TRANS NUM: 80286932  
DOC STAMPS PD: \$199.50  
INTANG. TAX PD: \$0.00  
KAREN E RUSHING SARASOTA CO.  
BY: [Signature] P.C.

Property Appraiser's Parcel Identification Number: 0104010075/1600  
Grantee(s) S.S. #(s): 59-2749652

[Space Above This Line For Recording Data]

**THIS WARRANTY DEED**, made this 3 day of March, 1994, by Dr. Russell Thompson and Dr. Margaret S. Thompson Husband and Wife, hereinafter grantor, to Bruce/Cohen and Rhonda L. Cohen, Husband and Wife, whose post office address is: 6851 Shetland Way, Sarasota, FL 34241, hereinafter called the Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their 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 whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

Lot 11, Block 4, Gulf Gate, Unit 2, as per Plat thereof recorded in Plat Book 16, Pages 11 and 11A, of the Public Records of Sarasota County, Florida.

Subject to valid reservations, restrictions and easements of record.

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, and hereby warrants that 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 taxes accruing subsequent to December 31, 1993.

In Witness Whereof, the said grantor has signed and sealed these presents the month, day and year first above written.

Signed, sealed & delivered in the presence of:  
[WITNESSES FOR ALL]

[Signature of Erick H. Shumway]  
Signature-Witness #1

ERICK H. SHUMWAY  
Print Name-Witness #1

[Signature of Michael G. Miller]  
Signature-Witness #2

MICHAEL G. MILLER  
Print Name-Witness #2

[Signature of Dr. Russell Thompson]  
Dr. Russell Thompson

7201 Screona Dr. N.  
Sarasota, FL 34241

[Signature of Dr. Margaret S. Thompson]  
Dr. Margaret S. Thompson

7201 Screona Dr. N.  
Sarasota, FL 34241

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was subscribed and sworn to before me this 3 day of March, 1994, by Dr. Russell Thompson and Dr. Margaret S. Thompson Husband and Wife,

who is / are personally known to me

who has / have produced \_\_\_\_\_ as identification,

(type of identification)

and who acknowledged to and before me that they executed the same freely and voluntarily for the purposes therein expressed.

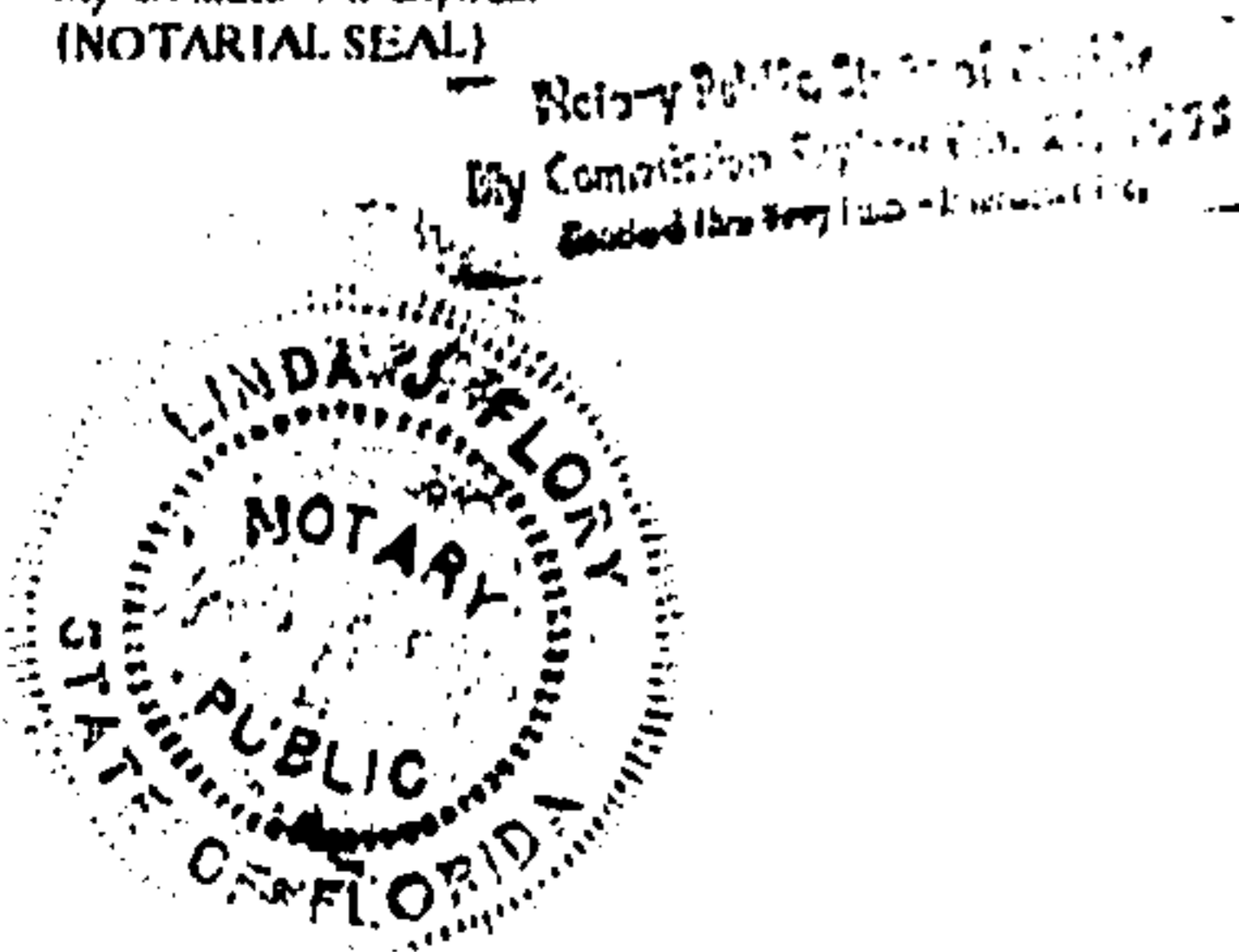
My Commission expires:  
(NOTARIAL SEAL)

[Signature of Linda J. Flory]  
Signature

LINDA J. FLORY  
Print Name

NOTARY PUBLIC - STATE OF FLORIDA

Commission No. CC 087684



RECORDED IN OFFICIAL RECORDS  
RECORD VERIFIED  
94 MAR 11 PM 12:23  
CLERK OF COUNTY COURT  
SARASOTA COUNTY, FL

OFFICIAL RECORDS  
BOOK 2609  
PAGE 1172