

Prepared By/Return To:
MICHAEL J. BELLE, P.A.
1776 Ringling Boulevard
Sarasota, Florida 34236
(813) 955-9212

94048752

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WARRANTY DEED

(Statutory Form - FS 689.02)

THIS INDENTURE, made this 14 day of February, 1994, between **JOAN RORIMER LETTVIN, a married woman**, of 12 Bernard Road, East Brunswick, NJ 08816, first party, and whose Social Security Number is [REDACTED] and **JOAN RORIMER LETTVIN, Trustee of the JOAN RORIMER LETTVIN TRUST dated June 29, 1990, as amended**, party of the second part, whose post office address is 12 Bernard Road, East Brunswick, NJ 08816.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

Lots 1, 2 and 3, Block A, POINT OF ROCKS SUBDIVISION, as per plat thereof recorded in Plat Book A, Page 60, Public Records of Sarasota County, Florida; together with all riparian rights and water privileges thereunto belonging or appertaining.

(For Information Only: Property Appraiser's Parcel Identification Number is 40187.000)

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

The Preparer of this instrument was neither furnished with nor requested to review an abstract and therefore expresses no opinion as to the condition of title.

Said party of the first part does hereby state that the subject real property is not the homestead of said party of the first part, nor contiguous thereto.

TRUSTEE HEREIN has the power and authority to perform every act that a prudent trustee would perform for the purposes of the trust including, but not limited to, the power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

Signed, sealed and delivered in the presence of:

Sign Veera Karanji

Print VEERA KARANJI A.

Sign [Signature]

Print JOHN PAPALINOSTANIN

Joan Rorimer Lettvin
JOAN RORIMER LETTVIN
12 Bernard Road
East Brunswick, NJ 08816
Social Security Number: [REDACTED]

TRANS NUM: 00295441
DOC STAMPS PD: \$.78
INTANG. TAX PD: \$.00
KAREN E BUSHING SARASOTA CO.
BY: [Signature] D.C.

STATE OF NEW JERSEY
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me this 14 day of February, 1994, by JOAN RORIMER LETVIN, a married woman, who is personally known to me or who has produced _____ as identification and who (did) (did not) take an oath.

[Signature]
Notary Public

Typed, printed or stamped name of notary _____, 1994.
My commission expires:

RECORDED IN OFFICIAL
RECORDS
RECORD VERIFIED
94 APR 20 PM 3:37
KAREN E. JENNINGS
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL
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