

DOC TAX \$3,570.00
RECORD \$ 6.00
\$3,576.00

OFFICIAL RECORDS
BOOK 2637
PAGE 2485

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 June 1, 1994, by and between JAMES A. HANSEN, a single man, hereinafter referred to as Grantor, whose post office address is 4703 N. Tamiami Trail, Sarasota, Florida 34234, and MANOHAR K. RAO, a married man, hereinafter referred to as Grantee, whose post office address is 9604 Cortez Road West, #435, Bradenton, Florida 34210.

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:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block A, BROADWAY COURT OF INDIAN BEACH, as per plat thereof recorded in Plat Book 1, Page 161, Public Records of Sarasota County, Florida, less road right-of-way, TOGETHER with all improvements located thereon.

Property Appraiser's Tax Identification Number: 2001-15-0024

Subject to easements, restrictions, and reservations of record, zoning and other governmental regulations, taxes for 1994, which are not yet due and payable, and further subject to that certain Mortgage dated February 22, 1994, recorded on February 22, 1994 in Official Records Book 2602, page 2936, Public Records of Sarasota County, Florida, which mortgage Grantee assumes and expressly agrees to pay.

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:

Roland H. Gandinel
Signature of Witness
ROLAND H GANDINEL
Print Name of Witness

James A. Hansen (SEAL)
JAMES A. HANSEN

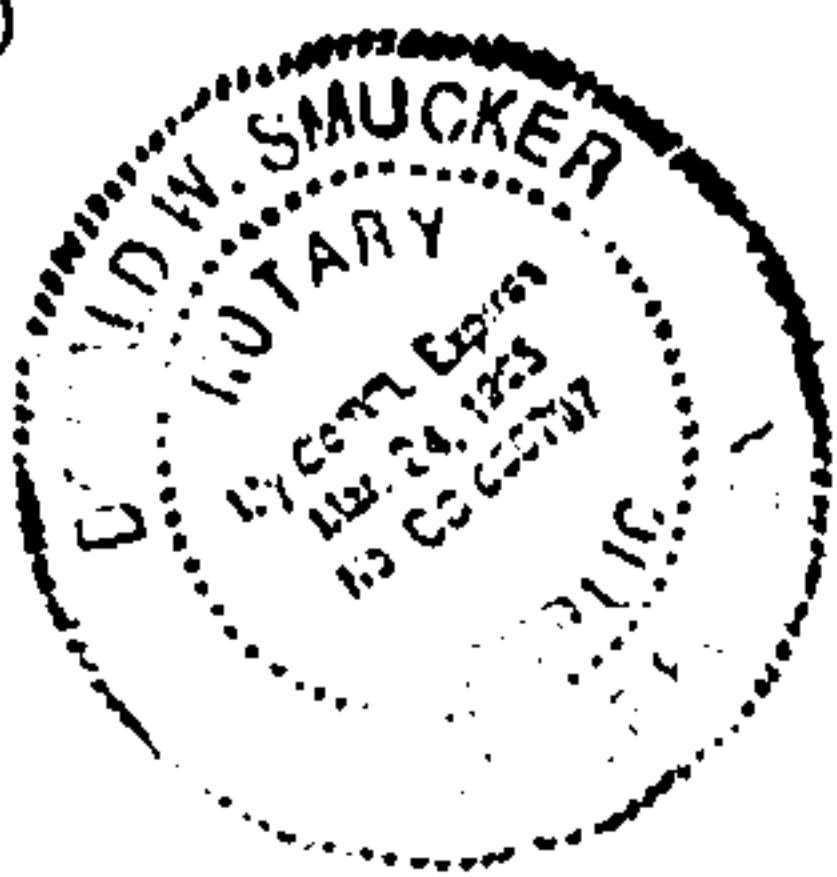
Gloria Flagg
Signature of Witness
GLORIA FLAGG
Print Name of Witness

TRANS NUM:00304504
DOC STAMPS PD: \$3570.00
INTANG. TAX PD: \$.00
KAREN BRUSHING SARASOTA CO.
BY: CRIGGS D.C.

STATE OF FLORIDA
COUNTY OF SARASOTA

Being duly sworn, the foregoing instrument was acknowledged before me this 1st day of June 1994 by JAMES A. HANSEN, a single man, who is personally known to me or who has produced FLA ID# Lic as identification and who did did not take an oath.

(Notary Seal)



Donald W. Smucker
Signature of Notary Public
Donald W. Smucker
Print Name of Notary
I am a Notary Public of the State of Florida, and my Commission expires on:

381 Prepared by and return to:
SMUCKER & BECHTOLD, P.A.
DONALD W. SMUCKER, ESQUIRE
1776 Ringling Boulevard
Sarasota, Florida 34236
(813) 366-7655

RECORDED IN OFFICIAL RECORDS
94 JUN -2 PM 3:39
SARASOTA COUNTY, FL