

FA#
10-90
1843-80

94086905

OFFICIAL RECORDS
BOOK 2651
PAGE 207

THIS DEED HAS BEEN
PREPARED WITHOUT BENEFIT
OF EXAMINATION OF TITLE

WARRANTY DEED

This Warranty Deed is made by JOHN D. WELCH, a married man hereinafter referred to as "Grantor," to MYRNA LORING WELCH whose Social Security Number is [REDACTED], and whose post office address is 650 Mourning Dove Drive, Sarasota, Florida hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 5 in PROFESSIONAL MEDICAL PLAZA CONDOMINIUM under the declaration of condominium recorded in Official Records Book 1555, Page 1431 and the survey recorded in Condominium Book 19 at Page 45 of the Public Records of Sarasota County, Florida.

Subject to that certain Mortgage, dated April 1, 1983, securing an original principal indebtedness in the amount of \$312,000.00, and recorded in Official Records Book 1577, Page 81; as modified by a Modification of Mortgage and Future Advance Agreement dated November 12, 1985, recorded in Official Records Book 1818, Page 1576; as further modified by a Mortgage Modification Agreement dated January 5, 1989, and recorded in Official Records Book 2091, Page 1388; and as further modified by a Mortgage Modification Agreement dated December 26, 1991, and recorded in Official Records Book 2356, Page 652, all of the Public Records of Sarasota County, Florida.

Grantor hereby warrants and represents that the aforescribed real property does not constitute his homestead nor is it contiguous with or adjacent thereto.

The Property Appraiser's Parcel Identification Number of the above described real property is 2018-CG-0019.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

#79454.1

TRANS NUM:00312293
DOC STAMPS PD: \$1843.00
INTANG. TAX PD: \$1.00
KAREN E. RUSHING SARASOTA CO.
BY: [Signature] P.C.

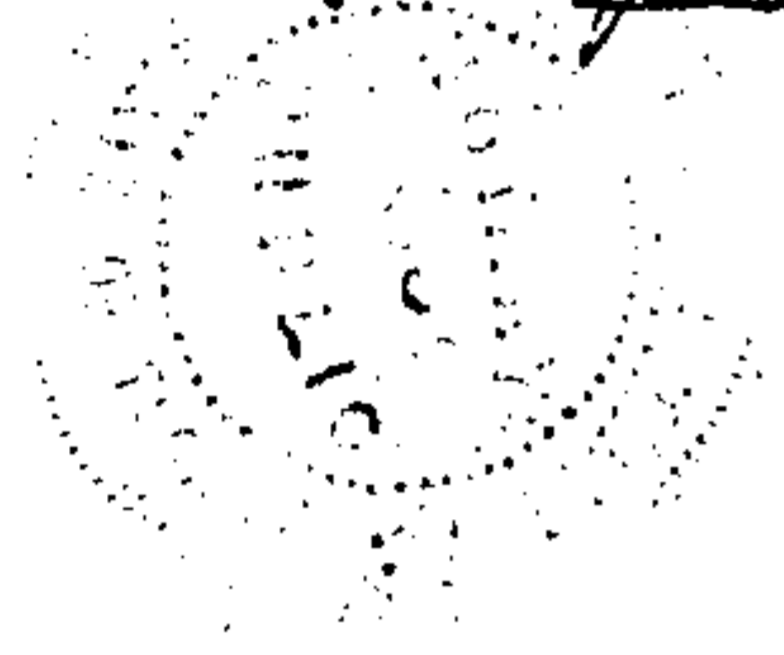
WITNESSES:

Maureen Welch
Print Name MAUREEN WELCH
Stefanie Daugherty
Print Name Stefanie Daugherty

[Signature]
JOHN D. WELCH
Address 650 Mourning Dove Dr.
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 7th
day of June, 1994, by JOHN D. WELCH.



[Signature]
Notary Public
Print Name: BARBARA ELAINE KRACOFF
My Commission Expires: _____

Personally Known X (OR) Produced Identification _____
Type of identification produced _____

This Instrument Prepared by:
Jan Walters Pitchford, Esquire
Abel, Band, Russell, Collier,
Pitchford & Gordon, Chartered
P.O. Box 49948
Sarasota, Florida 34230-6948

oil ✓



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RECORDED
JUN 14 1994
11:31
SARASOTA
FLORIDA