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1843-80

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THIS DEED HAS BEEN  
PREPARED WITHOUT BENEFIT  
OF EXAMINATION OF TITLE

.. OFFICIAL RECORDS ..  
BOOK 2651  
PAGE 207

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] S.C.

WITNESSES:

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

John D. Welch  
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.

Barbara Elaine Kiracone  
Notary Public  
Print Name: BARBARA ELAINE KIRACONE  
My Commission Expires: \_\_\_\_\_

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

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



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RECORDED  
JUN 14 PM 4:31  
SARASOTA  
FLORIDA