

19.50
4228.00
35¢ average

94089859

.. OFFICIAL RECORDS ..
BOOK 2653 PAGE 558

WARRANTY DEED

THIS WARRANTY DEED, Made the 30th day of June, 1994, by GEORGE H. HANSHAW, MARTHA GAYLE HANSHAW, and GEORGIA CAROL HANSHAW, as tenants in common and not as joint tenants with right of survivorship, GEORGE H. HANSHAW owning an undivided 1/2 interest, MARTHA GAYLE HANSHAW owning an undivided 2/6 interest, and GEORGIA CAROL HANSHAW owning an undivided 1/6 interest, hereinafter called the grantor, to VCS VENTURES, a Florida general partnership, whose address is 2033 Main Street, Suite 104, Sarasota, Florida 34237, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the 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 situated in the County of Sarasota, State of Florida, to wit:

PARCEL 1

Lots 5, 6, and 7, Block 3, CENTRAL PARK NO. 2, Sarasota, as per plat thereof recorded in Plat Book 1, Page 1, of the Public Records of Sarasota County, Florida;

DP# 2026-15-0091

and

PARCEL 2

The East 2/3 of Lot 10, Block I, of the Original Plat of Sarasota, Florida according to the plat recorded in Plat Book 1, Page 21, of the Public Records of Sarasota County, Florida; less the following described real property, to wit:

The South 120' less the East 20' thereof, of the East 2/3 of Lot 10, Block I, of the original plat of Sarasota, Florida according to the plat recorded in Plat Book 1, Page 21, of the Public Records of Sarasota County, Florida.

DP# 2027-02-0017

TRANS NUM:00313574
DOC STAMPS PD: \$4228.00
INTANG. TAX PD: \$.00
KAREN E. RUSHING SARASOTA CO.
BY: C. Buggs D.C.

SUBJECT TO: conditions, restrictions, reservations, limitations, and encumbrances of record, if any, zoning and any other regulatory ordinances and taxes for the current year and all later years.

TOGETHER with all the tenements, hereditament 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; that the grantor hereby fully warrants the 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 day and year first above written.

Signed, sealed and delivered in presence of:

Susan L. Young
Witness as to first Grantor
Susan L. Young
Print Witness Name

William A. Duke
Witness as to first Grantor
William A. Duke
Print Witness Name

George H. Henshaw
GEORGE H. HENSHAW
1392 Harbor Dr
Salasota, Fla 34237
Post Office Address

Susan L. Young
Witness as to second Grantor
Susan L. Young
Print Witness Name

William A. Duke
Witness as to second Grantor
William A. Duke
Print Witness Name

Martha Gayle Henshaw
MARTHA GAYLE HENSHAW
214 Kennedy Lane
Salasota, Fla 34237
Post Office Address

Susan L. Young
Witness as to third Grantor
Susan L. Young
Print Witness Name

Georgia Carol Hanshaw
GEORGIA CAROL HANSHAW
783.5 Pine Crossing Circle #1021
Orlando, FL 32825
Post Office Address

[Signature]
Witness as to third Grantor
[Signature]
Print Witness Name

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **GEORGE H. HANSHAW** personally known to me to be the person described in or who has produced _____ as identification and who executed the foregoing Warranty Deed and has acknowledged before me that he executed the same and who ()/did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of June, 1994.

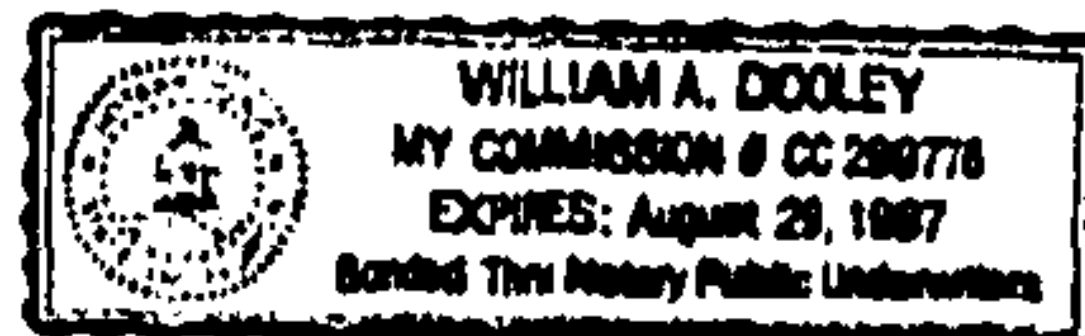
My Commission Expires:

[Signature]
Notary Public

My Commission Number:

Print Notary Signature

STATE OF FLORIDA
COUNTY OF SARASOTA



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **MARTHA GAYLE HANSHAW** personally known to me to be the person described in or who has produced _____ as identification and who executed the foregoing Warranty Deed and has acknowledged before me that she executed the same and who ()/did not) take an oath.

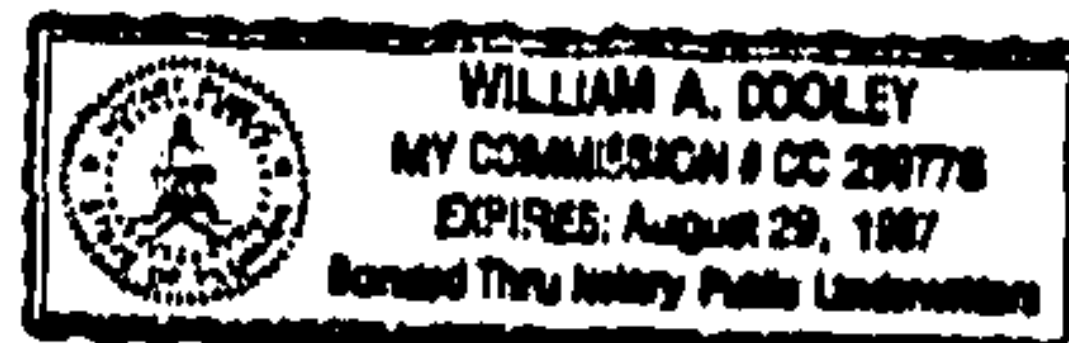
WITNESS my hand and official seal in the County and State last aforesaid this 7 day of June, 1994.

My Commission Expires:

[Signature]
Notary Public

My Commission Number:

Print Notary Signature



STATE OF Florida
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **GEORGIA CAROL HANNAH** personally known to me to be the person described in or who has produced _____ as identification and who executed the foregoing Warranty Deed and has acknowledged before me that she executed the same and who (did/did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of June, 1994.

My Commission Expires:

[Signature]
Notary Public

My Commission Number:

Print Notary Signature

✓ PREPARED BY/RETURN TO:
THEODORE PARKER, ESQ.
2033 Main Street #100
Sarasota, Florida 34237



FPL:MD

RECORDED IN OFFICIAL
RECORDS
RECORD VERIFIED
94 JUL 21 PM 3:46
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL