

94112377

104  
NICK ST #528.50  
LUC #6.00

Return to:  
NICK ROKNICH, III, ESQ.  
Dickinson & Gibbons, P.A.  
P. O. Box 3979  
Sarasota, Florida 34230

Parcel ID Number: 2033-09-0055

Grantor #1 TIN:

Grantor #2 TIN:

# Warranty Deed

This Indenture, Made this 14th day of September, 1994 A.D. Between JAMES R. CLEPHANE, MARRIED, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILBUR R. CLEPHANE, JR., DECEASED,

of the County of \_\_\_\_\_, State of \_\_\_\_\_, grantor, and ALPHONSE TESTA and JO ANN TESTA, husband and wife,

whose address is: 916 MICARTA DRIVE, MESQUITE, Texas 75181

of the County of \_\_\_\_\_, State of Texas, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of - - - - - TEN & NO/100 (\$10.00) - - - - - DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs and assigns forever, the following described land, situate, lying and being in the County of SARASOTA State of Florida to wit:

LOT 24, CHARTLEY COURT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGES 24 AND 24A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1993.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 5432 NORTHCREST LANE CINCINNATI, OHIO 45247.

TRANS NUM:00323554  
DOC STAMPS PD: \$528.50  
INTANG. TAX PD: \$0.00  
KAREN E RUSHING SARASOTA CO.  
BY: Karen E. Rushing D.C.

RECORDED IN OFFICIAL RECORDS  
RECORD VERIFIED  
94 SEP 16 PM 4:49  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons who may have any claim thereto.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

JAMES R. CLEPHANE, MARRIED, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILBUR R. CLEPHANE, JR., DECEASED

Sharon Knox  
PRINTED NAME Sharon Knox  
Witness

By: James R. Clephane (Seal)  
JAMES R. CLEPHANE  
INDIVIDUALLY

Kathleen L. Frey  
PRINTED NAME Kathleen L. Frey  
Witness

By: James R. Clephane Personal Representative  
JAMES R. CLEPHANE  
PERSONAL REPRESENTATIVE  
P.O. Address 5432 NORTHCREST LANE, 45247

STATE OF OHIO  
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 14th day of September, 1994 by JAMES R. CLEPHANE, INDIVIDUALLY

who is personally known to me or who has produced his U.S. driver's license as identification.

This Document Prepared By:  
Nick Roknich, III  
Dickinson & Gibbons, PA  
1750 Ringling Blvd.  
Sarasota, FL 34236

Kathleen L. Frey 9-13-94  
Printed Name: Kathleen L. Frey  
NOTARY PUBLIC  
My Commission Expires: Notary Public, State of Ohio