

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 October 19, 1994, by and between CHRISTIAN E. ANDERSON, also known as CHRISTIAN EBEN ANDERSON, a single man, hereinafter referred to as Grantor, whose post office address is 3836 Glen Oaks Manor Drive, Sarasota, FL 34232, and DANIEL W. FORTNER, hereinafter referred to as Grantee, whose post office address is 3835 Almeria Avenue, Sarasota, FL 34239.

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:

Unit C-3, WESTCHESTER APARTMENTS No. 1, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 822, Page 34, re-recorded in Official Records Book 826, Page 939, as amended, and as per plat thereof recorded in Condominium Book 3, Page 38, and Replat in Condominium Book 3, Page 42, Public Records of Sarasota County, Florida.

Subject to the terms, conditions, covenants, reservations, restrictions and easements provided in said Declaration of Condominium and exhibits recorded therewith.

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

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:

Shirley Rathfelder
Signature of Witness

Theresa L. Rathfelder
Print Name of Witness

Sarah M. Winters
Signature of Witness

Sarah M. Winters
Print Name of Witness

Christian E. Anderson (SEAL)
Christian E. Anderson

Receipt #: 000000331141-02
Doc Stamp-Deed : 308.00
Karen E. Rushing, Sarasota Co.
By: CE Anderson D.C.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 14th day of October 1994, by CHRISTIAN E. ANDERSON, also known as CHRISTIAN EBEN ANDERSON, a single man, who is personally known to me or who has produced FLA. DRIVER'S LICENSE A536-105-56-20 as identification. If no type of identification is indicated, the above-named person is personally known to me.

Sarah M. Winters
Signature of Notary Public

SARAH M. WINTERS
Print Name of Notary Public

(Notary Seal)

I am a Notary Public of the State of Florida,
and my commission expires on May 15, 1995

Prepared by and return to:
Michele Boardman Grimes/mw
Williams, Parker, Harrison, Dietz & Getzen
1550 Ringling Boulevard
Sarasota, Florida 34236
(813) 366-4800

RECORDED IN OFFICIAL
RECORDS
RECORD VERIFIED
NOV - 2 PM 11:17
SARASOTA COUNTY, FL