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+ 742.00

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OFFICIAL RECORDS  
BOOK 2693 PAGE 354

Prepared by and return to:  
Robert M. Johnson, Esquire  
27 South Orange Avenue  
Sarasota, Florida 34236



Receipt #: 000000336854-01  
Doc Stamp-Deed : 742.00  
Karen E. Rushing, Sarasota Co  
By [Signature] D.C.

# WARRANTY DEED

NANCY FLETCHER LLOYD, a married woman, whose address is 854 Wards Corner Road, Loveland, Ohio 45140, for consideration paid, grant to CECILIA A. LUCCI, a single woman, whose address is 2250 Oriole Drive, Sarasota, FL 34239, the Grantee.

(Wherever used herein, the terms "grantor" and "grantee" include all parties in 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 situate in Sarasota County, Florida, viz:

Lot 16, Block 3, Southgate Manor, Unit 1, as per plat thereof recorded in Plat Book 11, Pages 22 and 22A, of the Public Records of Sarasota County, Florida.

SUBJECT TO: All valid restrictions, reservations and easements of record.

The grantor certifies that the above real property does not constitute her homestead and is not contiguous thereto.

Together with all the tenements, hereditaments 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, 1994.

WITNESS their hands and seals this 30<sup>th</sup> day of December, 1994.

Bertie J. Dilster  
Witness

Nancy Fletcher Lloyd  
Nancy Fletcher Lloyd

BERTIE J. DILSTER  
Print Name

Elizabeth A. Crawford  
Witness

Elizabeth A. Crawford  
Print Name

## ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF HAMILTON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared NANCY FLETCHER LLOYD, a married woman, as Grantor, to me personally known or has produced Ohio DR. License as identification, who executed the foregoing instrument and she acknowledged before me that she executed the same. (If no type of identification is indicated the person is personally known to me.)

WITNESS my hand and official seal in the County and State last aforesaid this 30<sup>th</sup> day of December, 1994.

My Commission Expires:

Bertie J. Dilster  
Notary Public

BERTIE J. DILSTER  
Notary Public, State of Ohio  
My Commission Expires Oct. 24, 1999

RECORDED IN OFFICIAL  
RECORDS  
RECORD VERIFIED  
94 DEC -9 PM 3:05  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL

