

Rec. 10.50
Doc Stamps = 1.70
Index = 2.00

95008879

OFFICIAL RECORDS
BOOK 2706
PAGE 1760

11 N
This Instrument Prepared by:
Christine A. Butler, Esquire
KIRK PINKERTON
720 South Orange Avenue
Sarasota, FL 34236
WITHOUT EXAMINATION OF TITLE

Receipt #: 000000344425-04
Doc Stamp-Deed : 8.70
Karen E. Rushing, Sarasota Co
By: *[Signature]* D.C.

Parcel ID #0216 05 0015
Grantee ID #

WARRANTY DEED

THIS WARRANTY DEED made by STEVEN E. GREENFIELD and JANICE E. GREENFIELD, husband and wife, herein called Grantor, to STEVEN E. GREENFIELD, as Trustee under the provisions of THE STEVEN E. GREENFIELD REVOCABLE TRUST AGREEMENT DATED DECEMBER 1, 1994, and JANICE E. GREENFIELD, as Trustee under the provisions of THE JANICE E. GREENFIELD REVOCABLE TRUST AGREEMENT DATED DECEMBER 1, 1994, whose post office address is 1457 Ranchero Drive, Sarasota, FL 34240, herein called Grantee:

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

WITNESSETH:

That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Each as to an undivided one-half (1/2) interest in the following property:

Commence at the Southeast corner of Section 24, Township 36 South, Range 18 East, Sarasota County, Florida, said corner being the Southeast corner of Lot 60, as shown on the Plat of "PALMER FARMS-FIRST UNIT", as recorded in Plat Book 2, Pages 216-216A, Public Records of Sarasota County, Florida; thence along the East line of said Section 24, North 00°13'36" East (an assumed bearing), 417.67 feet to the Southwest corner of Lot 86, as shown on said Plat of "PALMER FARMS-FIRST UNIT"; thence along the South line of said Lot 86, South 89°10'05" East, 152.02 feet to the Easterly R/W line of Interstate 75, as recorded in O.R. Book 1119, Page 981, of the Public Records of Sarasota County, Florida, for a POINT OF BEGINNING; thence along said Easterly R/W line North 03°22'37" East, 138.82 feet; thence continue along said Easterly R/W line, North 07°51'10" East, 210.90 feet; thence South 89°10'05" East, 235.22 feet; thence South 00°49'55" West, 148.00 feet; thence South 89°10'05" East, 17.07 feet; thence South 00°49'55" West, 200.00 feet to the North R/W of Sawgrass Road; thence North 89°10'05" West along said R/W, 284.88' to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO an easement for access, drainage and utilities as recorded in O.R. Book 1704, Page 1961, of the Public Records of Sarasota County, Florida.

Sometimes known as Lots 6, 7 and 8, un-recorded Plat of Interstate Park.

Subject to conditions, restrictions, easements, limitations, and reservations of record, if any, and zoning ordinances and real estate taxes for the current and subsequent years.

Subject to Mortgage dated June 1, 1989, in favor of First Union National Bank of Florida, recorded in Official

Records Book 2128, Page 790, Public Records of Sarasota County, Florida.

Subject to Mortgage dated November 27, 1991, in favor of First Union National Bank of Florida, recorded in Official Records Book 2376, Page 982, Public Records of Sarasota County, Florida.

TO HAVE AND TO HOLD the said property in fee simple upon the trust and for the uses and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, all as set forth in Florida Statutes 689.071.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, Grantor signed and sealed this deed on January 27, 1995.

Signed, sealed and delivered in the presence of:

Rebecca L. Spencer
Sign name of witness
Rebecca L. Spencer
Printed name

Steven E. Greenfield (SEAL)
STEVEN E. GREENFIELD
Address: 1747 Rancho Drive
Sarasota, FL 34240

Christine A. Butler
Sign name of witness
Christine A. Butler
Printed name

Janice E. Greenfield (SEAL)
JANICE E. GREENFIELD
Address: 1747 Rancho Drive
Sarasota, FL 34240

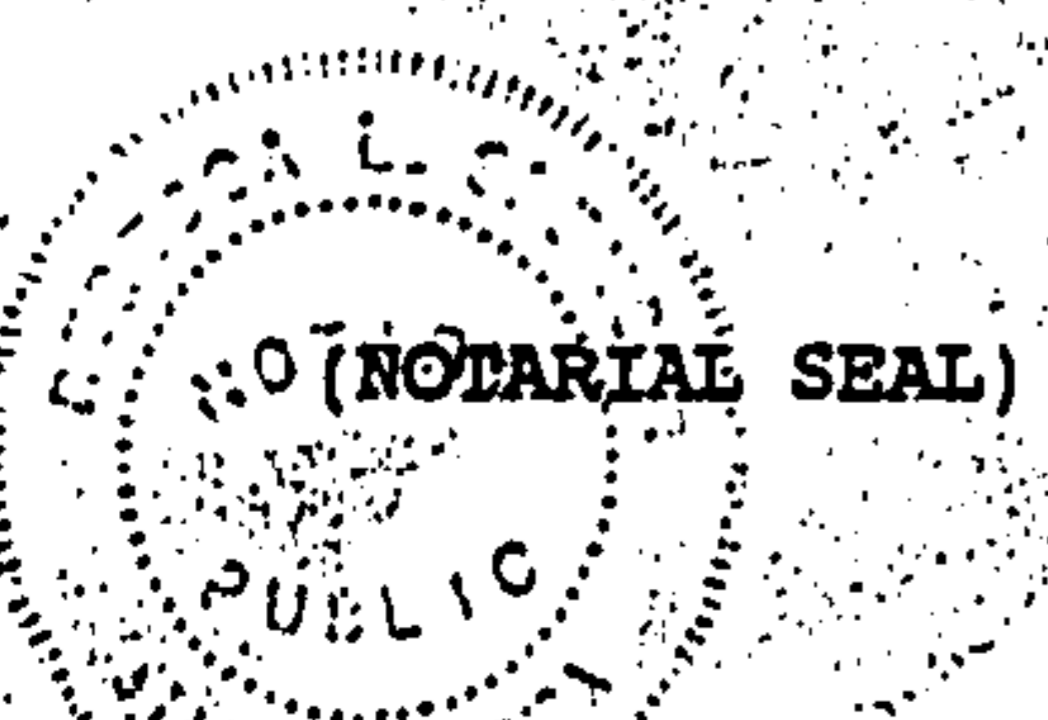
Rebecca L. Spencer
Sign name of witness
Rebecca L. Spencer
Printed name

Christine A. Butler
Sign name of witness
Christine A. Butler
Printed name

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
95 JAN 27 PM 4:31
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27 day of January, 1995, by STEVEN E. GREENFIELD and JANICE E. GREENFIELD, husband and wife, who are personally known to me or produced _____ as identification and who did not take an oath.



Rebecca L. Spencer
*REBECCA L. SPENCER
*(Print Name of Notary Public)
Notary Public - State of Florida
My Commission Expires 5/27/95
Commission Number _____

g:\cab\greenfie.8de