FM

Return to: (enclose self-addressed stamped envelope)

Name:

Return To → Jackson S. Bradford
Attorney at Law
P.O. Box 1293
Venice, Florida 34284

Address:

473.20
96.60

This Instrument Prepared by:
JACKSON S. BRADFORD
Address: 204 Harbor Drive South
P. O. Box 1293
Venice, Florida 34284

Property Appraisers Parcel Identification (Folio) Numbers:
0854-13-0057

Grantee(s) S.S. #(s):

WARRANTY DEED
INDIVID. TO INDIVID.

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•• OFFICIAL RECORDS •• BOOK 2736 PAGE 2923

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made the* 2nd *day of* May *A.D.* 1995 *by* J. MICHAEL BERLIN, a married man,

hereinafter called the grantor, to his father, JOHN M. BERLIN, and to his sister, CATHERINE BERLIN PICKETT, as Tenants in Common,

whose post office address is 895 South Indiana Avenue, Englewood, Florida 34224

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 situate in* SARASOTA *County, State of* FLORIDA *, viz:*

THE UNDIVIDED ONE-THIRD INTEREST OF THE GRANTEE IN AND TO:

Lots 10, 11, and 12, Block 5, HORTON ESTATES, per plat thereof recorded in Plat Book 1, page 214, public records of Sarasota County, Florida.

SUBJECT to the purchase money first mortgage in favor of FLOYD PETTER and LOIS D. POTTER, husband and wife, dated July 8, 1988, recorded in Official Records Book 2046, pages 2596 through 2599, of the Public Records of Sarasota County, Florida, on July 13, 1988, securing that certain promissory note in the original principal sum of $175,000.00, which mortgage and unpaid principal balance on said note the Grantees, by their acceptance and recording of this deed agree to assume and pay in accordance with the terms and conditions therein contained and set forth.

Together, *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.* Subject to all valid and existing restrictions, reservations and easements of record. Grantor warrants this is not the homestead of the Grantor.

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, and hereby 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 .*

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Signature
JACKSON S. BRADFORD
Printed Signature

Signature
WALTER E. PARADISO
Printed Signature

Signature
Printed Signature

Signature
Printed Signature

Signature
J. MICHAEL BERLIN
Printed Signature

Post Office Address

Signature
Printed Signature

Post Office Address

Signature
Printed Signature

Post Office Address

RECORDED IN OFFICIAL RECORDS
95 MAY -8 AM 11:54
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared J. MICHAEL BERLIN, to me personally known and

known to me to be the person ___ described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, [redacted] and that an oath [redacted] taken.

JACKSON S. BRADFORD
MY COMMISSION # CC 380197
EXPIRES: June 7, 1998
Bonded Thru Notary Public Underwriters

Witness my hand and official seal in the County and State last aforesaid this 2nd day of May A.D. 1995.

Notary Signature
JACKSON S. BRADFORD
Printed Notary Signature

Receipt #: 0000003609 3-01
Doc Stamp-Deed : 473.20
Doc Stamp-Mort : 96.60
Karen E. Rushing, Sarasota Co.
By: D.C.

55 475.20 96.60