

10.50
736.00

Receipt #: 000000362391-02
Doc Stamp-Deed : 756.00
Karen E. Rushing, Sarasota Co.
By: [Signature] D.C.

95052650

Prepared by and Return to:
KARLA NEUMANN 95040027/kse
STEWART FIDELITY TITLE COMPANY
3530 WEBBER STREET
SARASOTA, FL 34239 JS

** OFFICIAL RECORDS **
BOOK 2738 PAGE 2268

Incidental to the issuance of title insurance.

Property Appraisers Parcel
Identification #(s):
56-14-0002

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WARRANTY DEED

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.

THIS INDENTURE made the 12th day of May A.D. 1995 by

JOHN H ABBOTT and DORIS E ABBOTT, husband and wife

hereinafter called the grantor, whose post office address is:

3095 Bay Oaks Cir., Englewood FL 34223

to ELBIE BUCHER

hereinafter called the grantee, whose post office address is:

2709 Webber St., Sarasota FL 34239

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 East 150 feet of the West 220 feet of Lot 22, Block 2, HYDE PARK CITRUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book A, Page(s) 8 of the Public Records of Sarasota County, Florida; formerly platted in Plat Book 2, Page 49 of the Public Records of Manatee County, Florida. LESS that portion of said lot taken for road right-of-way by Sarasota County as more particularly described in Order of Taking, Case No. 86-1231, recorded in Official Record Book 1860, Page 1550 (Parcel #33W), of the Public Records of Sarasota County, Florida.

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, 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, and all valid restrictions, reservations and easements of record, if any.

- CONTINUED ON REVERSE -

