

FM 345.30

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This instrument prepared by  
LAWYERS TITLE INSURANCE CORPORATION  
By: Deborah L. Halteman  
2199 Ringling Blvd, Sarasota, FL 34237  
In connection with title insurance 95-01438

Warranty Deed-Individual

RECORDED IN TAXID# 0059-01-0011  
RECORDS  
95 MAY 25 PM 4:32

OFFICIAL RECORDS  
BOOK 2741  
PAGE 2555

THIS WARRANTY DEED made this 22nd day of May, 1995 by  
EVELYN BARNARD, the unmarried widow and surviving spouse of JOHN E.  
BARNARD, deceased  
hereinafter called the grantor, to  
MARJORIE A. MINK and LOWELL E. MCMAHON

whose postoffice address is: 3504 Wilbur Street, Sarasota, FL 34234  
hereinafter called the grantee:

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, conveys and confirms unto the  
grantee, to have and to hold in fee simple forever, all that certain land  
situate in Sarasota County, Florida, viz:

Lot 1, Block 149, SOUTH GATE SUBDIVISION, Unit #35, according to the Plat  
thereof recorded in Plat Book 16, Pages 8 and 8-A, of the Public Records of  
Sarasota County, Florida.

The Grantor herein certifies that she and John E. Barnard were husband and  
wife on April 9, 1971, the date they acquired the above property and that they  
remained married each to the other continuously without interruption until the  
death of John E. Barnard on August 31, 1986.

Receipt #: 000000364206-01  
Doc Stamp-Deed : 545.30  
Karen E. Rushing, Sarasota Co.  
By: [Signature] D.C.

Subject to all valid restrictions, reservations and easements of record.

Grantee SSN \_\_\_\_\_ Grantee SSN \_\_\_\_\_

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.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness:  
Also print name: Betty S. Sims

[Signature] L.S.  
EVELYN BARNARD  
Address: 2820 Success Dr  
Sarasota, FL 34239

[Signature]  
Witness:  
Also print name: Jeanelle Jones

BY [Signature] L.S.  
MARILE WEEKS, as Attorney-in-Fact  
Address: 2820 Success Dr  
Sarasota, FL 34239

State of NC County of Haywood

THE FOREGOING instrument was acknowledged before me this 22 day of May,  
1995 by MARILE WEEKS, who is personally known to me or who has produced  
as identification and who did not take an

[Signature]  
NOTARY  
My commission expires  
COMM. NO. \_\_\_\_\_

[Signature]  
Notary Public  
Also print name: Betty S. Sims