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OFFICIAL RECORDS
BOOK 2752
PAGE 2022

Receipt #: 00000370251-01
Doc Stamp-Deed: 5600.00
Karen B. Rushing, Sarasota Co.
By: [Signature] D.C.

WARRANTY DEED

Tax Account # 0408-05-0022
0408-05-0022
0408-05-0025
0408-05-0026

THIS WARRANTY DEED made the 30th day of June, 1995, by **JAMES L. SOWLE** and **AUDRE J. SOWLE**, husband and wife, whose post office address is 1474 Landview Lane, Osprey, FL 34229, hereinafter referred to as "Grantor", to **MAJ ENTERPRISES, INC.**, whose post office address is 2876 Gulf Gate Drive, Sarasota, FL 34231, and whose Social Security number is SS# _____, hereinafter referred to as "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 corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and No/100 DOLLARS (\$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:

An undivided one half (1/2) interest in of Lots 1, 2, 3, 14, 15, and the East 45 feet of Lots 4 and 13, Block 63, GULF VIEW SECTION OF VENICE, according to the plat thereof recorded in Plat Book 2, Page 77 and 77A, of the Public Records of Sarasota County, Florida

Subject to that certian first mortgage to BARNETT BANK, reservations, restrictions and easements of record; governmental zoning, rules and regulations; taxes and assessments for the current and subsequent years.

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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

witness print name: John A. Cowan

witness print name: Cathy McKeenan

[Signature]
JAMES L. SOWLE

[Signature]
AUDRE J. SOWLE

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared JAMES L. SOWLE and AUDRE J. SOWLE, personally known to me or have produced FL Drivers Licenses as identification, and who did/did not take an oath to execute the same for the purposes therein expressed.

WITNESS my hand and seal in the County and State last aforesaid this 30th day of June, 1995.



NOTARY PUBLIC

Print name: Cathy McKeenan

My Commission Expires:



CATHY MCKEEHAN
MY COMMISSION # CC403280 EXPIRES
September 21, 1998
BONDED THRU TROY FAIR INSURANCE, INC

RECORDED IN OFFICIAL
RECORDS
95 JUN 30 PM 3:03
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

THIS INSTRUMENT PREPARED BY AND RETURN TO:
✓ JOHN A. COLTON, ESQUIRE
2033 MAIN STREET, SUITE 302
SARASOTA, FL 34237