10.50 Record Fee
.70 Doc Stamps
11.20

95084029

** OFFICIAL RECORDS **
BOOK 2762
PAGE 2626

This Instrument Prepared By:
Saralyn Abel, Esquire
Abel, Band, Russell, Collier,
Pitchford & Gordon, Chartered
P.O. Box 49948
Sarasota, FL 34230-6948

Receipt #: 000000375746-01
Doc Stamp-Deed : 0.70
Karen E. Rushing, Sarasota Co.
By: D.C.

RETURN TO: ABEL, BAND, ET AL / SLA

WARRANTY DEED

This Warranty Deed is made by Esther Van Tuin, hereinafter referred to as "Grantor," to Lois Faye Kalin, Phyllis F. Stern, Lisa Ann Kalin Fraser, Lori Raye Kalin Gould, Paul Jeffrey Handler, and Jill Alison Handler, as tenants in common, whose Social Security Numbers are [redacted], [redacted], [redacted], [redacted], [redacted], respectively, and whose post office address is _____, hereinafter collectively referred to as "Grantees."

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee an undivided one-third (1/3) interest in and to the following described real property in Sarasota County, Florida:

> Lot D, Subdivision of Lot 2, Block "I", City of Sarasota, as per plat thereof recorded in Plat Book 1, Page 159, of the Public Records of Manatee County, Florida, less the West 4 feet and the E 2.67 feet thereof.

The Property Appraiser's Parcel Identification Number of the above described real property is 2027-02-0021 for the whole parcel.

This deed was prepared without the benefit of title examination.

Grantor herein covenants that this property is not homestead property nor is it continguous with or adjacent to the homestead of the Grantor.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the

hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 2nd day of August, 1995.

WITNESSES:

Print Name Saralyn A. Abel

Laura F. Haines
Print Name Laura F. Haines

Esther Van Tuin
Esther Van Tuin
Address

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 2nd day of August, 1995, by Esther Van Tuin.

OFFICIAL NOTARY SEAL
SARALYN ABEL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC373844
MY COMMISSION EXP. MAY 19,1998

Notary Public
Print Name: Saralyn A. Abel
My Commission Expires: 5/19/98

Personally Known X (OR) Produced Identification ___
Type of identification produced _____

(sla/MJP/gsb/1974-2)

RECORDED IN OFFICIAL RECORDS
95 AUG -3 PM 4:01
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL