.70

Receipt #: 000000376826-01
Doc Stamp-Deed : 0.70
Karen E. Rushing, Sarasota Co.
By: _____ D.C.

95086440

** OFFICIAL RECORDS **
BOOK 2764 PAGE 2035

RECORDED IN OFFICIAL RECORDS

95 AUG 10 PM 3:25

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

This instrument prepared by
(and please return to):

JOHN W. CHAPMAN, JR., ESQUIRE
Deal, Cook & Weber
330 S. Orange Avenue
Sarasota, Florida 34236
(941) 952-1070

299

WARRANTY DEED

THIS INDENTURE, made and executed this _____ day of July, 1995, by **THOMAS J. LOSEE** and **KAREN T. LOSEE**, Husband and Wife (½ interest) as tenants by the entirety and **LOLA E. LOSEE** (½ interest) as tenant in common with **THOMAS J. LOSEE** and **KAREN T. LOSEE**, husband and wife hereinafter called the "Grantors", to **LTK PARTNERSHIP**, whose post office address is 5805 Helen Way, Sarasota, Florida 34243, hereinafter called the "Grantee".

(Whenever 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 and public bodies.)

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain land situate in Sarasota County, Florida, to-wit:

> West 165.75 feet of Lot 46, NEWTOWN FARMS as per plat thereof, recorded in Plat Book 4, page 38 of the Public Records of Sarasota County, Florida.

SUBJECT TO taxes for the current year.

SUBJECT TO easements, restrictions and reservations of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple.

AND the Grantors hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

Barbara A. Shell
Name:

Elizabeth A. Dodson
Name:

Elizabeth A. Dodson
Name:

Barbara A. Shell
Name:

Jennifer A Channell
Name:

Elizabeth A. Dodson
Name:

By: Thomas J. Losee
THOMAS J. LOSEE

By: Karen T. Losee
KAREN T. LOSEE

By: Lola E. Losee
LOLA E. LOSEE

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared **THOMAS J. LOSEE, KAREN T. LOSEE** and **LOLA E. LOSEE**, well known to me to be the person(s) named as Grantors in the foregoing instrument, and that they acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily and they are personally known to me or have produced identification, and they did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of July, 1995.

Sandra L. Mikutis
Notary Public, State of Florida

My Commission Expires:

SANDRA L. MIKUTIS
Comm. No. CC 442100
My Comm. Exp. Feb. 27, 1999
Bonded thru Pichard Ins. Agcy.

(SEAL)