

DOC TAG: \$3,605.00
RECORD \$ 10.50
\$3,615.50

95126498

OFFICIAL RECORDS
BOOK 2795 PAGE 545

(Above space for recording information)

Warranty Deed

The terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

This Indenture, made November 6, 1995, by and between **MANOHAR K. RAO**, a married man, hereinafter referred to as Grantor, whose post office address is 9604 Cortez Road West, #435, Bradenton, Florida 34210, and **AOM SAI, INC.**, a Florida corporation, hereinafter referred to as Grantee, whose post office address is 4703 N. Tamiami Trail, Sarasota, Florida 34234.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block A, BROADWAY COURT OF INDIAN BEACH, as per plat thereof recorded in Plat Book 1, Page 161, Public Records of Sarasota County, Florida, less road right-of-way, TOGETHER with all improvements located thereon.

Property Appraiser's Tax Identification Number: 2001-15-0024

Subject to easements, restrictions, and reservations of record, zoning and other governmental regulations, taxes for 1996, which are not yet due and payable, and further subject to that certain Mortgage dated February 22, 1994, recorded on February 22, 1994 in Official Records Book 2602, Page 2936, Public Records of Sarasota County, Florida, which Mortgage was assumed by **MANOHAR K. RAO** pursuant to Assumption of Mortgage recorded in Official Records Book 2637, Page 2486, Public Records of Sarasota County, Florida, and that certain Mortgage given by **MANOHAR K. RAO** in favor of **JAMES A. HANSEN** dated June 1, 1994, and recorded in Official Records Book 2637, Page 2487, Public Records of Sarasota County, Florida, which Mortgage is a second mortgage encumbering the above-described real property, which mortgages Grantee assumes and expressly agrees to pay.

Grantor certifies, warrants, and covenants that neither Grantor nor any of his family reside on the above-described property, nor does the above-described property constitute any part of Grantor's homestead under the laws of the State of Florida.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

Witnesses


Signature of Witness

Print Name of Witness

Signature of Witness

Print Name of Witness


MANOHAR K. RAO (SEAL)

Receipt #: 000000394232-01
Doc Stamp-Deed : 3605.00
Karen E. Rushing, Sarasota Co
By:  D.C.

STATE OF FLORIDA
COUNTY OF SARASOTA

Being duly sworn, the foregoing instrument was acknowledged before me this 3rd day of November, 1995 by **MANOHAR K. RAO**, a married man, who is personally known to me or who has produced as identification.

(Notary Seal)



DONALD W. SMUCKER
MY COMMISSION # 00444218 EXPIRES
March 24, 1998
REMOVED FROM TITV FIRM INSURANCE, INC.

Signature of Notary Public

Print Name of Notary

I am a Notary Public of the State of Florida, and my
Commission expires on:

RECEIVED IN OFFICIAL
RECORDS
95 NOV 20 PM 3:48
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by and return to:
DONALD W. SMUCKER, ESQUIRE
1776 Ringling Boulevard
Sarasota, Florida 34236
(813) 366-7655