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OFFICIAL RECORDS
BOOK 2805 PAGE 1557

This Instrument Prepared by:
Joseph R. DeCiantis, P.A.
341 West Venice Avenue
Venice, Florida 34285
(941) 485-7705

Doc. Stamp Pd \$ 35.00
County Tax Pd \$ _____
By: [Signature] Clerk Sarasota County
Deputy Clerk

THIS INSTRUMENT WAS PREPARED
WITHOUT EXAMINATION OF TITLE

WARRANTY DEED

THIS INDENTURE, made this 19th day of December, 1995, between Joseph R. DeCiantis, a married man, whose post office address is 1226 Pinebrook Way, Venice, Florida 34292, Grantor, joined by his Wife, Maureen E. DeCiantis, and Joseph R. DeCiantis and Maureen E. DeCiantis, as tenants by the entireties, whose post office address is 1226 Pinebrook Way, Venice, Florida 34292, Grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to wit:

Start at the SE corner of Lot 11050 SOUTH VENICE, Unit 42, as per plat thereof recorded in Plat Book 7, Page 3, of the Pubic Records of Sarasota County, Florida; thence N 34 09'10" W, 100 feet to the Point of Beginning thence N 55 50'50" E, 200 feet to the West right of way line of Tamiami Trail; thence N 34 09'10" W along said right of way 150 feet; thence S 55 50'50" W, 200 feet; thence S 34 09'10" E, 150 feet to the Point of Beginning; all lying in Section 28 and 29, Township 39 South, Range 19 East. LESS property taken for State Right of Way (approx. 0.034 acres) by final judgment recorded in Official Records Book 940, Page 823).

Subject to restrictions, reservations and easements of record and subject to taxes for the year 1995 and thereafter and a mortgage is the principal amount of \$275,000.00, dated December 1, 1994, in favor of 1890 Building, a Florida general partnership.

Property Tax Account No. 449050096.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

TOGETHER with all 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 Grantees that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses:

Sign [Signature]
Print BETTY L. HENDERSON

Sign [Signature]
JOSEPH R. DeCIANTIS

Sign [Signature]
Print SARA ANN HENDERSON

Sign [Signature]
MAUREEN E. DeCIANTIS

STATE OF FLORIDA
 COUNTY OF SARASOTA

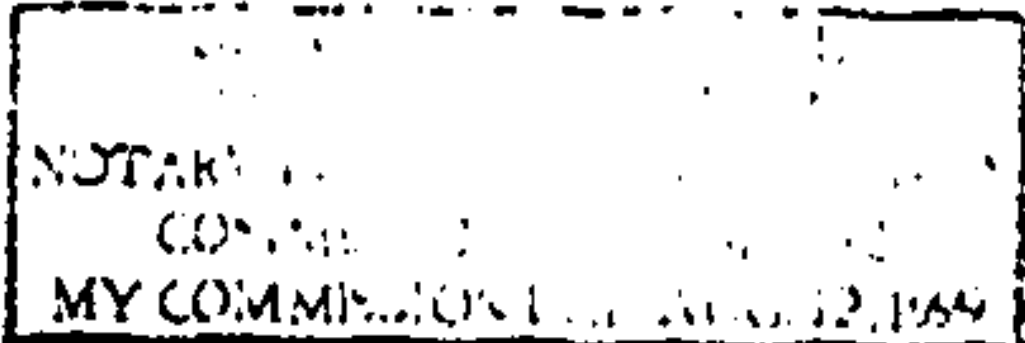
I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 19th day of December, 1995, by Joseph R. DeCiantis, a married man, who is personally known to me or who have produced _____ as identification.

NOTARY PUBLIC

(SEAL)

Sign Betty L. DeCiantis
 Print BETTY L. DECIENTIS

My Commission Expires:



STATE OF FLORIDA
 COUNTY OF SARASOTA

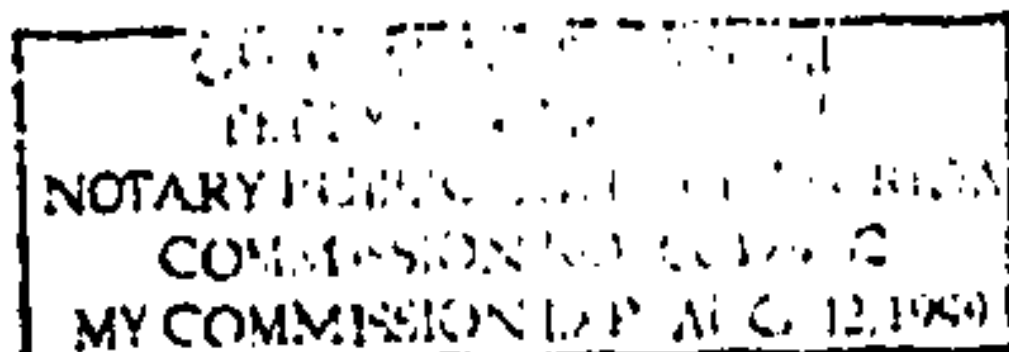
The foregoing instrument was acknowledged before me this 19th day of December, 1995, by Maureen E. DeCiantis, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

(sign) Betty L. DeCiantis
 (print) BETTY L. DECIENTIS
 State of Florida at Large

(SEAL)

My Commission Expires:



RECEIVED
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 CLERK