

1680.00

96005648

OFFICIAL RECORDS  
BOOK 2812 PAGE 914

Receipt #: 000000403864-01  
Doc Stamp-Deed : 1680.00  
Karen E. Hushins Sarasota Co.  
By: C. E. Johnston D.C.

**WARRANTY DEED**

**THIS WARRANTY DEED, Made the 16th day of January, 1996, by JIM A.W. COOK, a single man, whose (S.S. No. [redacted] whose address is 4808 South Tamiami Trail, Suite 130, Sarasota, Florida, 34231, hereinafter "Grantor," to RICHARD A. GANIM, whose (S.S. No. [redacted] JAMES MUHA, whose (S.S. No. [redacted]), AND JOHN MANHARDT, whose (S.S. No. [redacted] hereinafter "Grantees":**

(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 corporations)

**WITNESSETH:** That the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, described as follows:

Commence at the NE Corner of Section 20, Township 37 South, Range 18 East; thence S 0 degree 01' 41" W along the East line of Section 20, 25 feet; thence North 89 degrees 23' 24" West (parallel to N. line of Section 20, a distance of 167.25'; thence W'ly and parallel to the North line of Section 20 a distance of 120' thence N'ly 167.5' thence E'ly 120' to P.O. B.; lying and being in Section 20, Township 37 South, Range 18 East, Sarasota County, Florida.

**SUBJECT TO zoning and other prohibitions and regulations imposed by governmental authorities, easements, restrictions and reservations of record that do not prohibit the property from being used for residential purposes, and taxes accruing subsequent to January 15, 1996.**

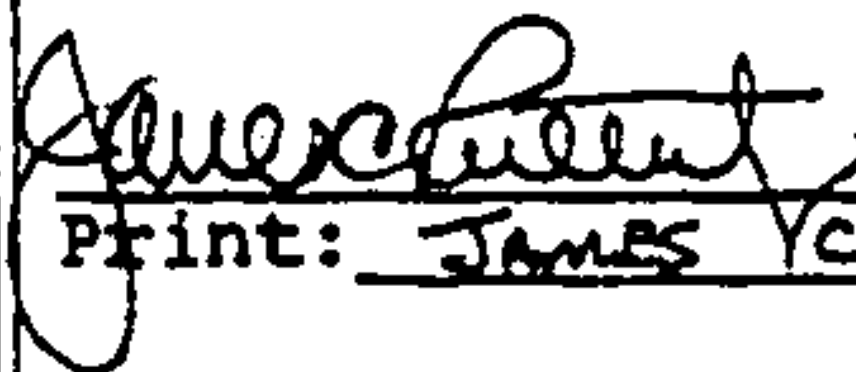
**TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**TO HAVE AND TO HOLD, the same in fee simple forever.**

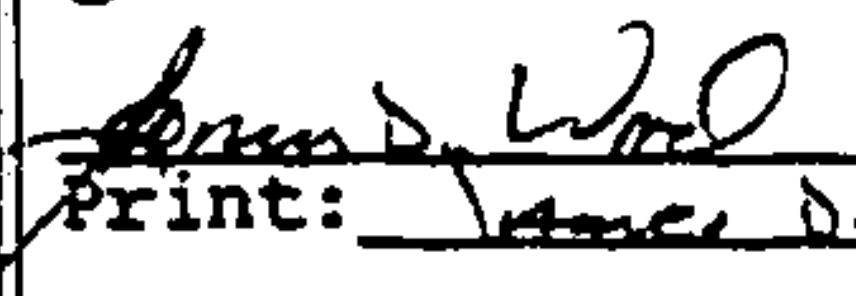
AND, the Grantors hereby covenants with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as above noted.

IN WITNESS WHEREOF, the Grantors has signed and sealed this Warranty Deed the day and year first above written.

Signed in the presence of:  
(Two witnesses as to both)

  
Print: JAMES C. RUEDUE

  
JIM A.W. COOK

  
Print: JAMES D. WOOD

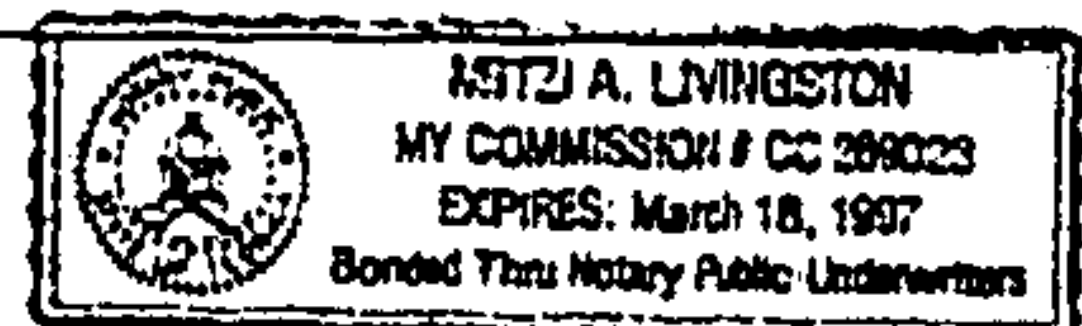
STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing Warranty Deed was executed before me this 16<sup>th</sup> day of January, 1996, by JIM A.W. COOK, who is personally known to me or who produced Florida Drivers License as identification and who did/did not take an oath.

  
Notary Public

Print: \_\_\_\_\_

My commission expires: 3/18/97



175

This Instrument Prepared by and return to:  
Joy & Moran, Attorneys  
1800 Second Street, Suite 850  
Sarasota, Florida 34236

RECORDED  
INDEXED  
OFFICIAL  
56 JAN 17 PM 4:02  
CLERK OF COURT  
SARASOTA, FL

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