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OFFICIAL RECORDS  
BOOK 2823 PAGE 2637

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This Deed prepared by:  
L. Howard Payne, Esq.  
KIRK PINKERTON  
Attorneys at Law  
Post Office Box 3798  
Sarasota, FL 34230  
WITHOUT TITLE EXAMINATION  
Property #2037 08 0065

11.20  
Receipt #: 000000411190-03  
Doc Stamp-Deed : 0.70  
Karen E. Rushing, Sarasota Co.  
By: [Signature] D.C.

WARRANTY DEED

THIS WARRANTY DEED made by RICHARD W. EHLERS, herein called Grantor, to EHLERS ENTERPRISES, a general partnership organized under the laws of Florida, whose post office address is 1515 S. Osprey Avenue, Sarasota, FL 34239, herein called Grantee:

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

WITNESSETH:

That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Grantor's 50% interest in and to:

Lots 1 thru 19, Block A, PINE GROVE SUBDIVISION, as per plat thereof recorded in Plat Book 2, Page 181, of the Public Records of Sarasota County, Florida

Subject to easements, restrictions, reservations of record, if any, and taxes for the current and subsequent years

Grantor hereby warrants and represents that the above described property constitutes commercial property on the date of this conveyance; Grantor does not reside on the above described property or any contiguous property, nor does any member of Grantor's family reside on the above described property nor any contiguous property; the above described property does not constitute homestead property of the Grantor, nor any member of Grantor's family, nor does any contiguous property constitute homestead property of the Grantor

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed on the 21 day of February, 1996.

WITNESSES:

Tami D. Clarke

\* TAMI D. CLARKE  
\*(Print Name of Witness)

Howard Payne

\* HOWARD PAYNE  
\*(Print Name of Witness)

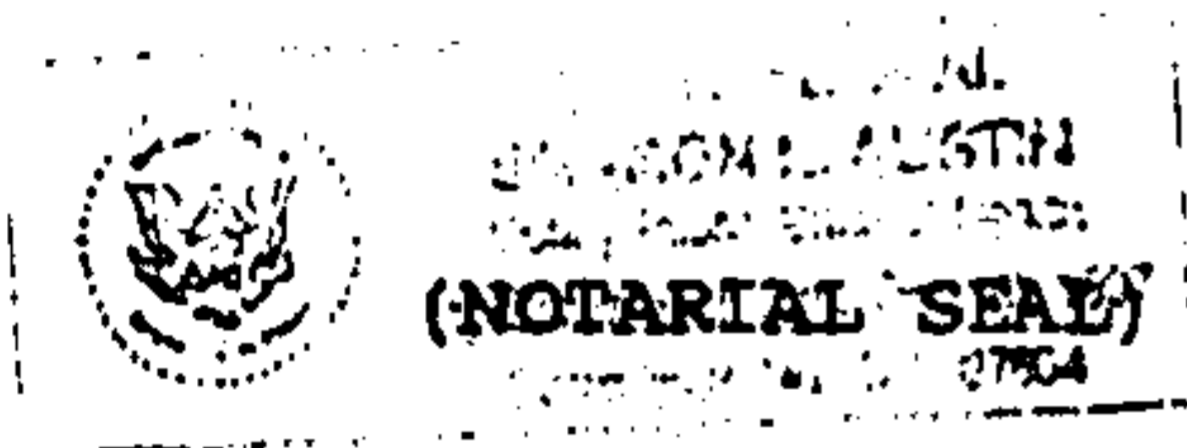
Richard W. Ehlers (SEAL)

Richard W. Ehlers

Address: 1515 S. Osprey Avenue  
Sarasota, FL 34239

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 21 day of February, 1996, by RICHARD W. EHLERS. He is personally known to me or who produced A DRIVER'S LICENSE as identification and who did take an oath.



Sharon L. Austin

\*  
\*(Print Name of Notary Public)  
Notary Public - State of Florida  
My commission expires \_\_\_\_\_  
Commission Number \_\_\_\_\_

ehlers2.par

RECORDED IN OFFICIAL  
RECORDS  
95 FEB 26 PM 4: 26  
CLERK OF DISTRICT COURT  
SARASOTA COUNTY, FL