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OFFICIAL RECORDS
BOOK 2825 PAGE 1732

Parcel ID Number: 0408-13-0038

Receipt #: 000000412108-01
Doc Stamp-Deed : 874.30
Karen E. Rushing, Sarasota Co
By: W. Miller D.C.

Warranty Deed

This Indenture, Made this 29th day of February, 1996 A.D., Between EDMUND C. MOGFORD, SR. and GLORIA J. MOGFORD, husband and wife,

of the County of SARASOTA, State of Florida, grantors, and JAMES J. BANKS, JR. and ROSEMARY F. BANKS, husband and wife,

whose address is: 324 Salerno Street, VENICE, Florida 34285

of the County of SARASOTA, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of - - - - - TEN & NO/100 (\$10.00) - - - - - DOLLARS,

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situate, lying and being in the County of SARASOTA, State of Florida to wit:

Lot 18, Block 93, VENICE VENEZIA PARK SECTION, as per plat thereof recorded in Plat Book 2, Page 168, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1996.

RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received.

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SARASOTA COUNTY, FL

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in our presence:

Pam Nickell

Printed Name: PAM NICKELL

Witness as to Both

Bonnie Dunaway
Printed Name: BONNIE DUNAWAY
Witness as to Both

Edmund C. Mogford, Sr. (Seal)
EDMUND C. MOGFORD, SR.
P.O. Address 112 Castile Street, VENICE, FL 34285

Gloria J. Mogford (Seal)
GLORIA J. MOGFORD
P.O. Address 112 Castile Street, VENICE, FL 34285

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 29th day of February, 1996 by EDMUND C. MOGFORD, SR. and GLORIA J. MOGFORD, husband and wife,

who are personally known to me or who have produced their Florida driver's licenses as identification.
This Document Prepared By:

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✓ THIS INSTRUMENT PREPARED BY:
CHARLES F. WHEELER, ESQUIRE
POST OFFICE BOX 1744
VENICE, FLORIDA 34284

Pamela S. Nickell
Printed Name: PAMELA S. NICKELL
NOTARY PUBLIC
My Commission Expires: NOV 01 1997
Bonded by ANB
800-852-5878
960318