

Receipt #: 000000424700-01  
Doc Stamp-Deed : 1470.00  
Karen E. Rushing, Sarasota Co  
By: [Signature] D.C.

1050  
1470

This instrument prepared by  
and return to:  
W. Peyton Gause, Jr. 488  
Gause & Associates, P.A.  
1717 Second Street, Suite G  
Sarasota, Florida 34236

OFFICIAL RECORDS  
BOOK 2847  
PAGE 1554

**WARRANTY DEED**

Tax I.D. Nos. 2023-13-0072 and 2023-13-0051

THIS WARRANTY DEED, made the 30th day of April, 1996, by Robert C. Goldstein, whose address is 2050 12th Street, Sarasota, Florida 34237 (hereinafter the "Grantor"), to John A. Capaccione, whose address is 2011 Cornell Street, Sarasota, Florida 34237 (hereinafter the "Grantee"):

(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 Grantor, 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 located in Sarasota County, Florida, more particularly described as follows:

Lots 1, 2, 3 and 4, Block 7, MONTEREY, according to the plat thereof, recorded in Plat Book 2, Page 120A of the Public Records of Sarasota County, Florida.

GRANTOR warrants that the above-described property is not now, nor has it ever been, homestead property of the Grantor or contiguous thereto. The above-described property is commercial, rather than residential, property.

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 Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that, upon recordation of this Deed, said land is free of all encumbrances, except valid easements, restrictions, covenants and reservations of public record; applicable governmental regulations; and taxes accruing subsequent to December 31, 1995.

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

Signed in the presence of the following two witnesses:

W.P. Gause  
Sign on line and then print name here: W. PEYTON GAUSE

Sandra K. Ward  
Sign on line and then print name here: SANDRA K. WARD

Robert C. Goldstein  
Robert C. Goldstein

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30th day of April, 1996, by Robert C. Goldstein, who is  personally known to me or  who produced his Florida driver's license as identification and did not take an oath.

My commission expires:

W. Peyton Gause, Jr.  
Notary Public  
W. Peyton Gause, Jr.

W PEYTON GAUSE, JR.  
My Comm Exp. 8/17/98  
Bonded By Service Ins  
No. CC402688  
Notary Public State of Florida

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RECORDED IN OFFICIAL RECORDS  
96 MAY -1 PM 2:22  
KIMBERLY RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL

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