Rec'd Dec'd 3.40
3ff. +10

This Warranty Deed

96052165

** OFFICIAL RECORDS **
BOOK 2848 PAGE 2994

Made this 3rd day of April A.D. 19 96
by Terrence W. Shank, single man
1810 Pinecrest Court
Mt Dora, FL 32757
hereinafter called the grantor, to
Catherine Ciccolella, a single woman

whose post office address is: 3466 Tanglewood Dr
Sarasota FL 34235

hereinafter called the grantee:

(Whenever used herein the term "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 whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

The East 55.15 feet of the West 125.15 feet of the South 40 feet of Lot 8 and the East 55.15 feet of the West 125.15 feet of Lot 9, Block "D", AUDUBON PLACE, as per plat thereof recorded in Plat Book 1, Page 169-1/2, of the Public Records of Manatee County, Florida, and as per plat thereof recorded in Plat Book "A", Page 22, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

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

Parcel Identification Number: 2028130068

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 said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 95

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: Susan Stafford — Name & Address: Terrence W. Shank LS
Susan Stafford Lemaire

Name: Terry Curry — Name & Address: LS
Terry Curry

Name: — Name & Address: LS

Name: — Name & Address: LS

RECORDED IN OFFICIAL RECORDS
96 MAY -6 PM 11:10
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 30th day of April, 19 96, by
Terrence W. Shank, single man

who is personally known to me or who has produced drivers license as identification.

Receipt #: 000000425455-03
Doc Stamp-Deed : 379.40
Karen E. Rushing, Sarasota Co
By: D.C.

Print Name:
Notary Public
My Commission Expires:

CARYL A. D. ADAMS
MY COMMISSION # CC 275114
EXPIRES: March 31, 1997
Bonded Thru Notary Public Underwriters

WD-1
5/93

PREPARED BY: Donna J. Hannigan
RECORD & RETURN TO:
SunCoast One Title Co.
2848 Proctor Rd.
Sarasota, Florida 34231
Incidental to the issuance of title insurance

File No:6713