WARRANTY DEED INDIV. TO INDIV.

FIDELITY NATIONAL TITLE INS 3400 S. TAMIAMI TRAIL, SUITE 301

SARASOTA, FLORIDA 34239 Property Appraisers Parcel LD. (Folio) Number(s): 54-03-0016

Grantee(s) S.S. #(s):

96070052

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RECORDS .

by

THIS WARRANTY DEED Made the Seventh A. D. 19 96 June day of WALLACE ZOOK AND MARY ZOOK, HUSBAND AND WIFE

5042 SOMERSET ROAD, MILLERSBURG, OH 44654 hereinaster called the grantor, to HENRY BONTRAGER AND VERNA BONTRAGER /0. / M.

whose postoffice address is 3033 NOVUS STREET, SARASOTA, FL 34237 hereinaster called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and easigns of individuals, and the successors and easigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$\\$ 10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and consirms unto the grantee, all that certain land situate in SARASOTA County, Florida, viz: THE EAST 75 FEET OF THE WEST 83.3 FEET OF THE NORTH 1/2 OF LOT 2, BELLEVUE TERRACE, BLOCK A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 30, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

> Receipt #: 000000433329-01 Doc Stamp-Deed: 637.00 Karen E. Bushipp Sarasota Co

Subject to easements, restrictions, reservations, and limitations of record, if any.

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, 1995.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

WALLACE ZOOK Greater Printed Name PROPERTY. RQ c MARY ZOOK 0 ひょう Witness France Name Grantor Printed Name

FLORIDA STATE OF SARASOTA HOLMES. COUNTY OF

Signed, sealed and delivered in our presence:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

WALLACE ZOOK AND MARY ZOOK, HUSBAND AND WIFE

to me known to be the person(s) described in or has/have produced

as identification

and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same

WITNESS my hand and official seal in the County and State last aforegaid, this - 47 06 day of June A.D. 19 96 Neek\_ My Commission Expires:

(SEAL)

Krum Printed Notary Name

Notary Signature

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