

Prepared By: LAURA L. MURPHY
STEPHEN F. VOIGT, P.A.

2424 3RD RIDGE RD. SARASOTA, FL 34239

incidental to the issuance of a title insurance policy.

File No. 96X0514

Parcel ID 0261-04-0025

Grantee(s) 500

96082552

OFFICIAL RECORDS
BOOK 2873
PAGE 1710

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated 15 July 1996

by
ALVIN L. SCHAEFFER and BETTY J. SCHAEFFER,
HUSBAND AND WIFE

whose post office address is 423 N. Shore Dr. Osprey Fl. 34229

hereinafter called the GRANTOR, to
CARMEN M. VALLES, a single woman

whose post office address is 6305 Bikini Road Sarasota, FL 34241

hereinafter called 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 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:

LOT 42, UNIT 1, LAKE SARASOTA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 50 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Receipt #: 000000439075-01

Doc Stamp-Deed : 644.00

Karen E. Rushing, Sarasota Co.

By: [Signature] D.C.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1996 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: IRA GREGG BRIGGS CARROLL

Signature: [Signature]
Print Name: Barbara A Cook

State of Florida
County of SARASOTA

I am a notary public of the state of Florida, and my commission expires: 12-18-97

THE FOREGOING INSTRUMENT was acknowledged before me on 7-15-96 by

ALVIN L. SCHAEFFER and BETTY J. SCHAEFFER

who is personally known to me or who has produced DRIVERS LICENSE as identification and who DID NOT take an oath.
(type of identification) (did/did not)

Signature: [Signature]
Print Name: Barbara A Cook Notary Public