

This Instrument Prepared By and Return to:
Lawrence M. Hankin, Esquire 168
2033 Main Street, Suite 400
Sarasota, Florida 34237

96083894

OFFICIAL RECORDS
BOOK 2874
PAGE 1935

Property Appraisers Parcel Identification (Folio) Number(s):
#0148-09-0003

RECORDED IN OFFICIAL RECORDS

96 JUL 17 PM 4:45

6.-
5250-

Receipt #: 000000437070-01
Doc Stamp-Deed : 5250.00
Karen E. Bushing, Sarasota Co
By: [Signature] D.C.

THIS WARRANTY DEED made the 16th day of JULY, A.D. 1996, by **CARDIO RESEARCH, INC.**, a Florida corporation, hereinafter called the grantor, to **JOHN R. MacFARLANE and DOROTHY A. MacFARLANE**, husband and wife, whose post office address is 1152 N. Casey Key Road, Osprey, Florida 34229, 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 corporation)

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, State of Florida, viz:

The West 506 feet of Lot 70, Less the South 5.44 feet thereof, SARABAY ACRES, according to the Plat thereof, recorded in Plat Book 4, Page 62 of the Public Records of Sarasota County, Florida, LESS that part conveyed to the State of Florida by deed recorded in Official Records Book 278, page 25 all in Section 10, Township 38 South, Range 18 East.

Grantor warrants that there are no existing unexpired leases nor any tenant currently in possession of subject property.

SUBJECT TO taxes for the current and subsequent years.
SUBJECT TO valid easements, restrictions and reservations of record.

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, and hereby 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.

Signed, sealed and delivered in the presence of:
Witness Signature [Signature]
Printed Name RA KOTERU
Witness Signature [Signature]
Printed Name Gina M. Brewer

Cardio Research, Inc., a Florida corporation
[Signature]
Signature
By: **Linda Gebhard, Executive Vice President**
2 N. Tamiami Trail, Suite 312, Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared **Linda Gebhard** as Executive Vice President of **CARDIO RESEARCH, INC.**, a Florida corporation, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named person N/A known personally and that an oath (was)(was not) taken.

Witness my hand and official seal in the County and State last aforesaid this 16th day of JULY, A.D., 1996.

[Signature]
Notary Signature
Printed Notary Signature

