

Return to:
Name: STEWART TITLE CO. OF SARASOTA, INC.
Address: 3530 Webber Street 245
Sarasota, FL 34239

96134624

This Instrument Prepared by: KARLA NEUMANN
STEWART TITLE CO. OF SARASOTA, INC.
3530 Webber Street
Sarasota, FL 34239

518

Receipt #: 000000463909-01
Doc Stamp-Deed : 518.00
Karen E. Rushing, Sarasota Co
By: [Signature] D.C.

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Folio) Number(s):
2033-09-0056

Grantee(s) S.S.#(s):
FILE NO: 96100074

WARRANTY DEED

This Warranty Deed Made this 22 day of November, 19 96
by HELEN K BROWN, as Trustee under the HELEN K BROWN TRUST, dated July
9, 1986 and Individually as a single woman

whose marital status is: single

hereinafter called the grantor, whose post office address is: 543 COLUMBIA COURT SARASOTA, FL 34239

to JOHN E WEGENAST

whose post office address is: 445 Chartley Court S Sarasota, FL 34239

hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, 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 25, CHARTLEY COURT, according to the Plat thereof, as recorded in Plat Book 31, Page(s) 24 and 24A of the Public Records of Sarasota County, Florida.

Trustee certifies, covenants and warrants that she is the current acting Trustee of the above referenced Trust and that the Trust has neither been amended nor revoked.

ALSO Grantor releases any and all of her life estate interest in and to the above referenced property.

This property [is] [is not] the homestead of the Grantor(s).

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, 1996, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: [Signature]
Witness Printed Name: STEPHANIE MCMAHON

[Signature] (Seal)
HELEN K BROWN, as Trustee of the HELEN K BROWN TRUST, dated July 9, 1985

Witness Signature: [Signature]
Witness Printed Name: KARLA J NEUMANN

_____ (Seal)

Witness Signature: [Signature]
Witness Printed Name: STEPHANIE MCMAHON

[Signature] (Seal)
HELEN K BROWN, Individually

Witness Signature: [Signature]
Witness Printed Name: KARLA J NEUMANN

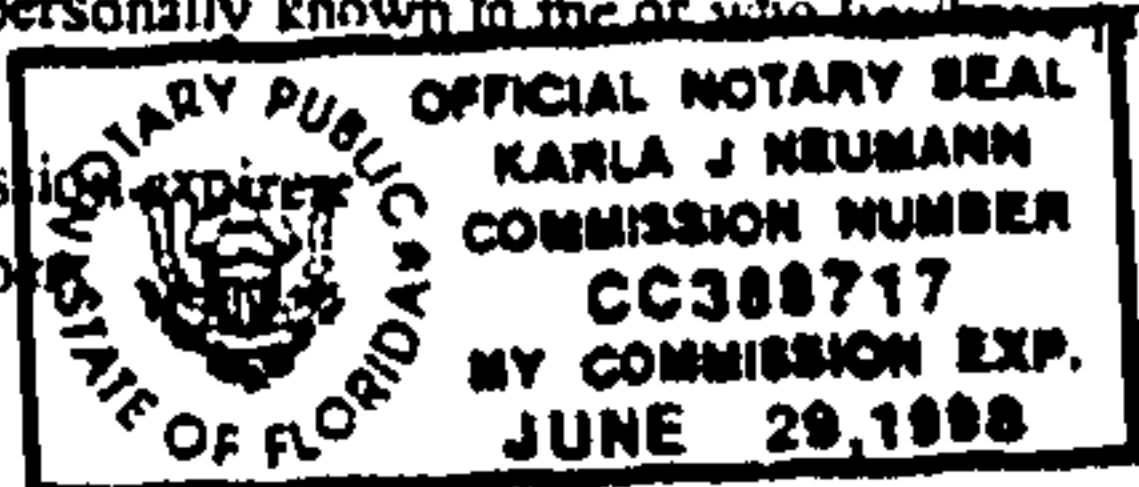
_____ (Seal)

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 22 day of NOVEMBER, 19 96
by HELEN K BROWN, as Trustee under the HELEN K BROWN TRUST, dated July 9, 1986 and Individually as a single woman

who is/are personally known to me or who has/has produced driver license(s) as identification.

My Commission Expires
Serial Number



[Signature]
Printed Name: KARLA J. NEUMANN
Notary Public