

Prepared By and Return To: 96592458
 Name: BARBARA ANN CURTIS
 FIDELITY NATIONAL TITLE INS
 Address: 3400 S. TAMiami TRAIL, SUITE 301
 SARASOTA, FLORIDA 34239
 Property Appraisers Parcel I.D. (Folio) Number(s):
 65-07-0007
 Grantee(s) S.S. #(s):

WARRANTY DEED
 INDV. TO INDV.

96141437

OFFICIAL RECORDS
 BOOK 2920 PAGE 1197

672.00
 678.00
 6.00

THIS WARRANTY DEED Made the Ninth day of December A. D. 19 96 by
 JOSEPH ECKERT AND EDNA MARIE ECKERT, HUSBAND AND WIFE
 4928 BROADMEASE DRIVE
 SARASOTA, FL. 34232
 hereinafter called the grantor, to THANK TRUNG THAI

whose postoffice address is 5860 COUNTRYWOOD DRIVE, SARASOTA, FL 34232
 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 consideration, 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 1234 OF RIDGEWOOD ESTATES, 20TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, ON PAGES 3 AND 3A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Receipt #: 000000466925-01
 Doc Stamp-Deed : 672.00
 Karen E. Rushing, Sarasota Co
 By: K. Chen D.C.

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.

Signed, sealed and delivered in our presence:

Adrian Ferguson
 Witness Signature
ADRIAN Ferguson
 Witness Printed Name

Joseph Eckert
 Grantor Signature
JOSEPH ECKERT
 Grantor Printed Name

Barbara Ann Curtis
 Witness Signature
BARBARA ANN CURTIS
 Witness Printed Name

Edna Marie Eckert
 Grantor Signature
EDNA MARIE ECKERT
 Grantor Printed Name

STATE OF FLORIDA }
 COUNTY OF SARASOTA }

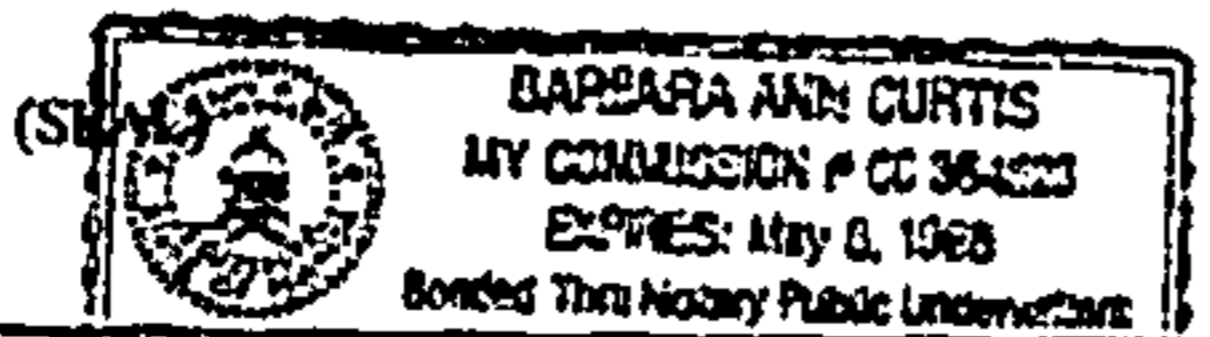
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared
 JOSEPH ECKERT AND EDNA MARIE ECKERT, HUSBAND AND WIFE

to me known to be the person(s) described in or has/have produced 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 aforesaid this 09 day of December A.D. 19 96

My Commission Expires:

Barbara Ann Curtis
 Notary Signature
BARBARA ANN CURTIS
 Printed Notary Name



RECORDED IN OFFICIAL
 RECORDS
 96 DEC 13 PM 3:40
 CLERK OF DISTRICT COURT
 SARASOTA COUNTY, FL

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