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** OFFICIAL RECORDS **
BOOK 2923 PAGE 576

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Recording: $ 10.50

PREPARED BY AND RETURN TO:
Donald Y. Bennett, Esq.
1800 Second Street, Suite 735
Sarasota, FL 34236

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Receipt #: 000000468498-02
Doc Stamp-Deed : 0.70
Karen E. Rushing, Sarasota Co
By: D.C.

D.P.# 131120001

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 19th day of December, 1996, by **GEORGE N. AGNACIAN, TRUSTEE, under Agreement dated August 30, 1989**, first party, to

GEORGE N. AGNACIAN and JOAN S. AGNACIAN, husband and wife, second party, whose post office address is 5120 Willow Leaf Drive, Sarasota, Florida 34241:

(Wherever used herein the term "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That said first party, for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto said second party forever, all the right, title, interest, claim and demand which said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Grantee, by the acceptance of this deed, does hereby agree to assume and be responsible for that certain mortgage executed by Victor D. Morelli, Jr., in favor of United First Federal Savings and Loan Association, filed September 7, 1978, recorded in Official Records Book 1257, Page 1954, of the Public Records of Sarasota County, Florida.

Grantor also hereby covenants and certifies that neither Grantor nor any of Grantor's family reside on the above described property or any property adjacent thereto; the above described property is not Grantor's homestead property nor is it contiguous thereto, under the laws of the State of Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behalf of said second party forever

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

Executed in the presence of:

Sharon K. Jackson
Print Name SHARON K. JACKSON

Carol L. Hudson
Print Name CAROL L. HUDSON

G. Agnacian, TRUSTEE
GEORGE N. AGNACIAN, TRUSTEE, under Agreement dated August 30, 1989

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19th day of December, 1996, by GEORGE N. AGNACIAN, TRUSTEE, under Agreement dated August 30, 1989, who is personally known to me or who has produced _____ as identification and who did/did not take an oath. If no type of identification is indicated, the above-named person is personally known to me.

NOTARY PUBLIC

SHARON K. JACKSON
MY COMMISSION # CC 583448
EXPIRES: September 9, 2000
Bonded Thru Notary Public Underwriters

Sharon K. Jackson
My commission expires on: _____

WORK\REALESTA\AGNACIAN\QUITCLAM.LAO

EXHIBIT "A"

Legal Description

A parcel of property in Section 33, Township 37S, Range 18E, being more particularly described as follows: Commence at the Southeast corner of Lot 60, STEVENS SUBDIVISION, recorded in Plat Book 4, Page 21, Public Records of Sarasota County, Florida; thence S 19°00' E) old deed = S 19°28'E) along extension of Easterly line of said Lot 60, 78.00 ft. for a Point of Beginning; thence continue S 19°00'00" E, 87.00 ft.; thence West 131.75 ft. to waters of Blind Pass; thence Northwesterly along said waters of Blind Pass to a point lying in a S 80°38'05" W direction from the Point of Beginning; thence N 80°38'05" E, 151.37 ft. to the Point of Beginning.

TOGETHER WITH an easement (for swimming pool) over the following described land: Commence at the Southeast corner of Lot 60, STEVENS SUBDIVISION, recorded in Plat Book 4, Page 21, Public Records of Sarasota County, Florida; thence S 19°00' E (old deeds = S 19°28' E) along an extensionof the easterly line of said Lot 60, a distance of 78.00'; thence S 80°38'05" W, 86.0 ' for a Point of Beginning; thence continue S 80°38'05" W, 42.0'; thence N 8°21'45" E, 18.29'; thence S 81°38'15" E, 40.0'; thence S 8°21'45" W, 5.5' to the Point of Beginning. This easement is not subject to warranties of title.

This conveyance is subject to the following:

SUBJECT TO an easement (for swimming pool) over the following described land: Commence at the Southeast corner of Lot 60, STEVENS SUBDIVISION, recorded in Plat Book 4, Page 21, Public Records of Sarasota County, Florida; thence S 19°00' E (old deeds = S 19°28' E) along an extension of the easterly line of said Lot 60, a distance of 78.00'; thence S 80°38'05" W, 86.0' for a Point of Beginning; thence S 8°21'45" W, 19.5'; thence N 81°38'15" W, 40.0'; thence N 8°21'45" E, 6.71'; thence N 80°38'05" E, 42.0' to the Point of Beginning.

RECORDED IN OFFICIAL
RECORDS RECORDED
96 DEC 23 AM 1:00
CLERK OF COURT
SARASOTA COUNTY, FL