

Prepared By: **Lynn Antheil**  
**CHELSEA TITLE COMPANY**

151 Center Road Venice, FL 34292

Incidental to the issuance of a title insurance policy.

File No.: **4030\*96-1280**

Parcel ID # **408-01-0065**

Grantee(s) SS # ,

97000294

Doc. Stamp Pd. \$ 1050.00

Intang. Tax Pd. \$

Karon E. Rushing, Clerk Sarasota County

By: [Signature]

Deputy Clerk

OFFICIAL RECORDS  
BOOK 2926 PAGE 920

**WARRANTY DEED  
(INDIVIDUAL)**

This **WARRANTY DEED**, dated **December 31, 1996**

by

**Jay Geddes Odell, Jr., Individually and as  
Trustee under Revocable Living Trust  
Agreement dated March 23, 1990**

whose post office address is

**424 Sunset Drive, Venice, FL 34285**

hereinafter called the **GRANTOR**, to

**Larry L. Goode and Bonnie L. Goode, husband and wife**

whose post office address is

**2410 Hermitage Blvd. Venice, Florida 34292**

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:

**Lots 20, 21, 22, 23 & 24, Block 201, EDGEWOOD SECTION OF VENICE, according to the plat thereof, recorded in Plat Book 2, Page 166 of the Public Records of Sarasota County, Florida.**

**Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.**

**SUBJECT TO** covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1997 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: LYNN V. ANTHEIL

Signature: [Signature]

Print Name: LEW GRUBBS

[Signature]  
**Jay Geddes Odell, Jr.**  
Individually and As Trustee

**State of Florida  
County of Sarasota**

I am a notary public of the state of Florida, and my commission expires: \_\_\_\_\_.

THE FOREGOING INSTRUMENT was acknowledged before me on December 31, 1996 by

**Jay Geddes Odell, Jr., Individually and as Trustee under Revocable  
Living Trust Agreement dated March 23, 1990**

who is personally known to me or who has produced [Signature] as identification and who did take an oath.  
(type of identification) (did/did not)



**LYNN V. ANTHEIL**  
Notary Public, State of Florida  
Commission Expires May 2, 2000  
Comm No. CC 552337

Signature: [Signature]

Print Name: \_\_\_\_\_

Notary Public