

Prepared by and return to:
William T. Harrison, Jr., Esq.
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, FL 34236
(941) 366-4800

97010979

OFFICIAL RECORDS
BOOK 2934 PAGE 2175

Receipt #: 000000475911-01
Doc Stamp-Deed : 0.70
Karen F. Rushing, Sarasota Co
By: K. Rushing D.C.

Warranty Deed

This Indenture, made January 31, 1997, by and between W. MICHAEL BRYANT and BRAUN H. GRAHAM, Individually and as Trustees of Hawthorne Medical Trust North, dated September 5, 1985, and under deed recorded in Official Records Book 1981, Page 1070, Public Records of Sarasota County, Florida, hereinafter referred to as Grantor, whose post office address is 1851 Hawthorne Street, Sarasota, Florida 34239, and SARASOTA COUNTY PUBLIC HOSPITAL BOARD, a body corporate, hereinafter referred to as Grantee, whose post office address is 1700 South Tamiami Trail, Sarasota, Florida 34239-3555.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Lots 12, 14 and 16, Block B, McKEEHAN'S SUBDIVISION, as per Plat thereof recorded in Plat Book 1, Page 219, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

Grantors certify, warrant and covenant to Grantee that neither Grantors, nor any of their families, reside on the above property or any property adjacent thereto; the above-described property does not constitute any part of Grantors' homestead under the laws of the State of Florida.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Julie F. French
Signature of Witness

Julie F. French
Print Name of Witness

Denise A. Snyder
Signature of Witness

Denise A. Snyder
Print Name of Witness

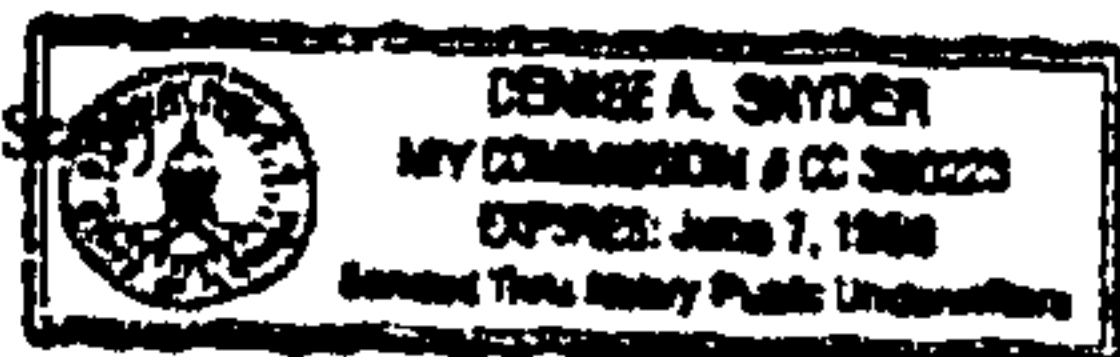
W. Michael Bryant (SEAL)
W. MICHAEL BRYANT, Individually
and as Trustee aforesaid

Braun H. Graham (SEAL)
BRAUN H. GRAHAM, Individually
and as Trustee aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29 day of January 1997 by W. MICHAEL BRYANT and BRAUN H. GRAHAM, Individually and as Trustees, as aforesaid, who are personally known to me or who have produced _____ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary)



Denise A. Snyder
Signature of Notary Public

Denise A. Snyder
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on June 7 1998.