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Doc Stamp-Deed : 381.50
Karen E. Rushing, Sarasota Co
By: Oakland D.C.

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Parcel ID#2031-03-0001
SS# _____
SS# _____

WARRANTY DEED

OFFICIAL RECORDS
BOOK 2941 PAGE 1557

THIS INDENTURE, made this 20th day of January, 1997, between MARGARET A. McCANNA, JOHN A. McCANNA and WILLIAM E. McCANNA, Grantor, and LUIS F. GUTIERREZ and MARYBEL GUTIERREZ, husband and wife, whose address is 4730 Hidden Forest Lane, Sarasota, Florida 34235, Grantee.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

John Shear PA
2940 S Tamiami TR
Sarasota, FL

A parcel of land lying and being in Section 21, Township 36 South, Range 18 East, Sarasota County, Florida, more particularly described as:

Begin at the center of Section 21, Township 36 South, Range 18 East; thence South 40 feet; thence West 50 feet to Point of Beginning; thence West 98 feet; thence South 141 feet; thence East 98 feet; thence North to Point of Beginning. Less any part thereof lying within right-of-way of Fruitville Road. SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for the current year and subsequent years. Grantors each certify that the subject property is not their homestead, nor the homestead of their family members and that said property is vacant land.

Grantor, MARGARET A. McCANNA, a/k/a Marge McCanna, hereby certifies that the subject property was not her homestead at the time of execution of that certain deed on October 5, 1995, and that in fact the subject property never constituted her homestead, nor the homestead of her family members.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Thomas V. Pellegrino
* THOMAS V. PELLEGRINO
(*Print Name of Witness)

Margaret A. McCanna
MARGARET A. McCANNA

Stephanie A. Robinson
* STEPHANIE A. ROBINSON
(*Print Name of Witness)

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

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20 day of ~~November~~ ^{February}, 1996, by MARGARET A. McCANNA, who is personally known to me or who produced a driver's license as identification.

[Signature]
Notary Public
Printed Name: Stephanie Robinson
My commission expires:

STEPHANIE ROBINSON
Notary Public State of Florida
My Comm Expires June 4, 1998
Comm No. CC 362800

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the 18 day of November, 1996.

Susan M. O'Brien
* Susan M. O'Brien
(*Print Name of Witness)

[Signature]
JOHN A. McCANNA

[Signature]
* STEPHANIE A. ROBINSON
(*Print Name of Witness)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 18 day of November, 1996, by JOHN A. McCANNA, who is personally known to me or who produced a driver's license as identification.

[Signature]
Notary Public
Printed Name: STEPHANIE A. ROBINSON
My commission expires: ✓

STEPHANIE ROBINSON
Notary Public State of Florida
My Comm Expires June 4, 1998
Comm No. CC 362800

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the 17 day of November, 1996.

Rose Velthuis
* ROSE VELTHUIS
(*Print Name of Witness)

Glendon R. Patrick
* Glendon R. Patrick
(*Print Name of Witness)

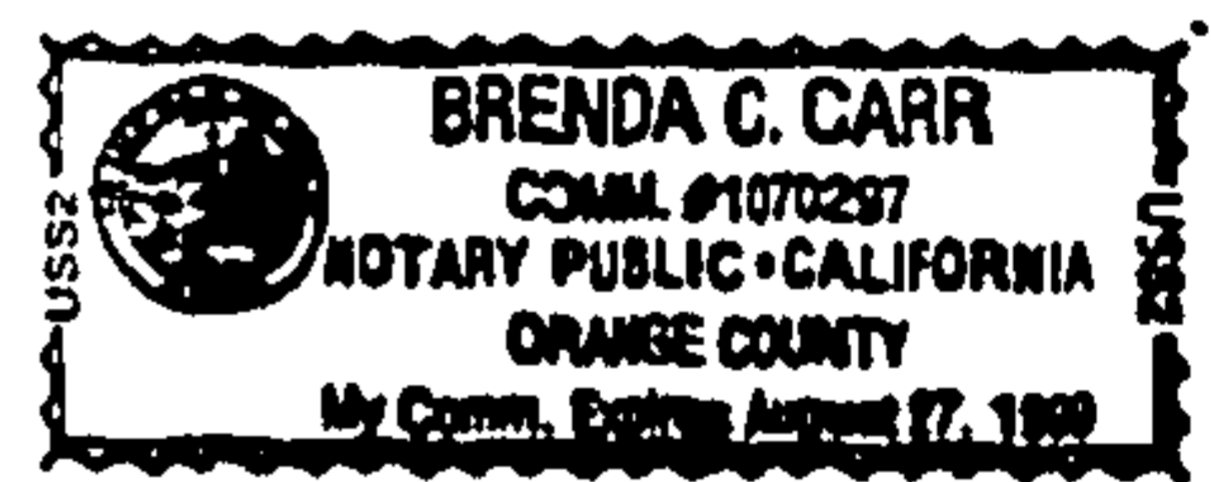
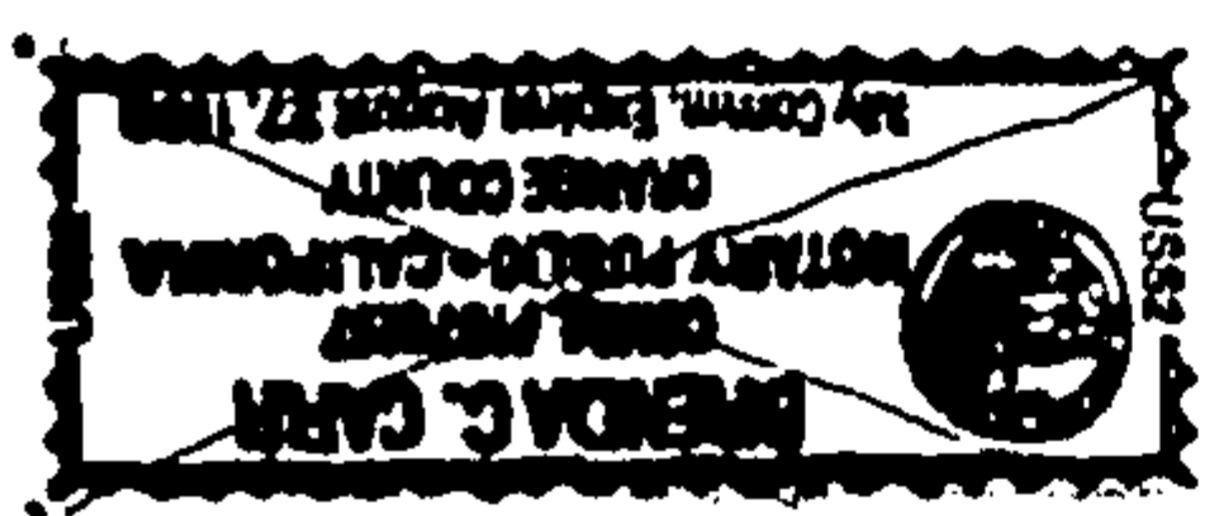
William E. McCanna
WILLIAM E. McCANNA

P. O. Box 5933, Orange, CA 92613-5933

STATE OF CALIFORNIA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 17th day of November, 1996, by WILLIAM E. McCANNA, who is personally known to me or who produced a driver's license as identification.

Brenda C. Carr
Notary Public
Printed Name: BRENDA C. CARR
My commission expires:



PREPARED BY:
JOHN SHEA, P.A.
630 So. Orange Ave.
Sarasota, FL 34236

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

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