6 doc stamps

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** OFFICIAL RECORDS **
BOOK 2959 PAGE 2250

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
JOHN SHEA, JR., ESQ.
BECKER & POLIAKOFF, P.A.
630 S. ORANGE AVENUE
SARASOTA, FL 34236

051

Receipt #: 000000491763-01
Doc Stamp-Deed : 357.00
Karen E. Rushing, Sarasota Co
By: Debbie Ashford D.C.

Tax Parcel ID#2039-16-1037
Grantee SS#_____
Grantee SS#_____

WARRANTY DEED

THIS WARRANTYDEED made the 14TH day of April A.D. 1997, by **CATHY L. LAYTON**, whose address is 707 So. Gulfstream Ave., #302, Sarasota, FL 34236, hereinafter called the Grantor, to **MICHAEL T. ROWAN**, whose post office address is 4501 Quail Run Lane, Sarasota, FL 34232, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten Dollars ($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:

Unit 217, THE PLAZA GARDENS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1318, pages 376 through 424, inclusive, and as per plat thereof recorded in Condominium Book 12, pages 50 and 50A, of the Public Records of Sarasota County, Florida.

GRANTOR HEREBY CERTIFIES that the subject property does not constitute her homestead, nor the homestead of any family members, nor is it contiguous thereto, all in accordance with the laws of the State of Florida.

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, 1996, and easements, restrictions and covenants of record which shall not be reimposed solely by this reference.

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

Signed, sealed and delivered
in the presence of:

John Shea
Printed Name:

Pauline Spubis
Printed Name:

CATHY L. LAYTON

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 14th day of April, 1997, by **CATHY L. LAYTON**, who is personally known to me or have produced Drivers License as identification. If no type of identification is indicated, the above-named persons are personally known to me.

JOHN J SHEA
My Commission CC[illegible]
Expires Jul. 08, 19[illegible]
Bonded by HAI
800-422-1566

Notary Public
John Shea
Printed Name
My Commission Expires _____

97 APR 17 PM 12:35
OFFICIAL RECORDS
CLERK OF CIRCUIT COURT
SARASOTA, FL