

1050
140.00
Receipt #: 000000510322-01
Doc Stamp-Deed : 140.00
Karen E. Rushing, Sarasota Co.
By: *[Signature]* C.

97079746

WARRANTY DEED

BY THIS WARRANTY DEED, Executed on June 20, 1997,
LARRY BENSON and SHIRLEY A. BENSON, Husband and Wife, herein
called grantor, for \$10.00 and other valuable consideration,
receipt of which is hereby acknowledged, hereby conveys to
DAVID A. JOHNSON, a married man, whose address is 1935 18th
Street, Sarasota, Florida 34234, herein called grantee, the
following described real property in Sarasota County,
Florida:

Lots 1, 2, 7, 9, & 11, BLOCK F, CITY PARK
SUBDIVISION, as per Plat thereof recorded in Plat
Book 1, Page 151, of the Public Records of
Sarasota County, Florida

Property ID No: 2024-16-0063

Grantor hereby covenants with grantee that grantor is
lawfully seized of said property in fee simple; that the
grantor has good right and lawful authority to sell and
convey said property; that the grantor hereby fully warrants
the title to said property and will defend it against the
lawful claims of all persons whomsoever and that said
property is free of all encumbrances not set forth herein.

The terms grantor and grantee include all parties in
each capacity to this instrument and their respective heirs,
personal representatives, successors and assigns.

Signed, sealed and delivered
in the presence of :

[Signature]
DONNA D. FERNANDEZ

[Signature]
LARRY BENSON
5657 America Drive
Sarasota, Florida 34231

[Signature]
WENDY L. TERRY

[Signature]
SHIRLEY A. BENSON
5657 America Drive
Sarasota, Florida 34231

•• OFFICIAL RECORDS ••
BOOK 2991
PAGE 265

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared LARRY BENSON and SHIRLEY A. BENSON, Husband and Wife, who are personally known to me or who produced driver's licenses as identification and who did not take an oath and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid on June *20*, 1997.

Daniel E. Scott

DANIEL E. SCOTT, Notary Public
Commission No: CC485480
My Commission Expires:



358

This Instrument Prepared by
and Return to:
Daniel E. Scott, P.A.
Suite 408, Center Pointe
2033 Main Street
Sarasota, Florida 34237

RECORDED IN OFFICIAL
RECORDS
97 JUL 11 PM 4:38
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL