

This Warranty Deed

97081570

Made this 15th day of July AD. 19 97
by DONALD ALLEN, JR. and NADINE E. ALLEN,
husband and wife

RECORDED IN OFFICIAL
RECORDS

97 JUL 16 PM 3: 38

CLERK OF
COURT
SARASOTA COUNTY, FL

OFFICIAL RECORDS
BOOK 2992
PAGE 1415

600
910.00

whose post office address is: 1614 H. H. ...
hereinafter called the grantor, to Sarasota FL
JAVIER BARRAGAN and MANUEL A. MEJIA, as
Joint Tenants with Right of Survivorship

whose post office address is: 2238 N. Washington
Blvd - Sarasota FL
Grantees' SSN: 34236

hereinafter called the grantee:

(Whoever used herein the term "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:

Lot 16, Block A, Less that part of said lot taken for State Road Right-Of-Way, MCKAIGS SUBDIVISION, according to the plat thereof, recorded in Plat Book 4, Page 35 of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 0043-05-0019

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, 19 96.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Name: STEVEN R. GREENBERG

[Signature]
Name: Pam Miraglia

[Signature]
Name & Address: DONALD ALLEN, JR. LS

[Signature]
Name & Address: NADINE E. ALLEN LS

Name: _____ LS
Receipt #: 000000511171-02
Doc Stamp-Deed : 910.00
Karen E. Rushing, Sarasota Co
By: [Signature] D.C. LS

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 15th day of July, 19 97, by DONALD ALLEN, JR. and NADINE E. ALLEN, husband and wife

who is personally known to me or who has produced Florida Drivers License as identification.

NOTARY PUBLIC
STATE OF FLORIDA
PAM S. MIRAGLIA
COMMISSIONS # CC428913
EXPIRES APR 30, 2001
BONDED THROUGH
ATLANTIC BONDING CO., INC.

[Signature]
Print Name: _____
Notary Public
My Commission Expires: _____

PREPARED BY:
RECORD & RETURN TO:
Icard, Merrill, Cullis, Timm, Puren & Ginsburg, P.A.
2033 Main Street, Suite 101
Sarasota, Florida 34237
File No: 33806-38700/LW

STEVEN R. GREENBERG, ESC