

Return to:

Name: JEFFERSON F. RIDDELL

Address: 3400 S. Tamiami Trail
Sarasota, FL 34239

This instrument was prepared by:

Name: Jefferson F. Riddell

Address: JEFFERSON F. RIDDELL

3400 S. Tamiami Trail

Sarasota, FL 34239

Receipt #: 000000519641-01

Doc Stamp-Deed : 1295.00

Grantee S.S. No. Karen E. Rushing, Sarasota Co.

By: M. J. D. C.

Grantee S.S. No. _____

WARRANTY DEED

This Indenture, made this 22nd day of August, 1997, Between

C. Ray Cooper and Nancy K. Cooper, as husband and wife

whose address is c/o Carnes, 1120 C Moran Creek Road Colville, WA 99114

, Grantor*, and

SunTrust Bank, Gulf Coast Trustee and Investment Manager Under Individual Retirement Agreement with Harry W. Haskins DTD 2/25/93, amended 2/6/96.

whose address is c/o SunTrust Bank, Gulf Coast PO Box 2138, Sarasota, FL 34230

Grantee*,

Grantor, for and in consideration of the sum of Ten and NO/100 Dollars, and other good and valuable consideration paid to Grantor, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the following described land:

A parcel of land in the SW 1/4 of the SE 1/4 of Section 31, Township 36 South, Range 18 East, Sarasota County, Florida, more particularly described as follows: Commencing at the SW corner of Lot 21, Block E, of Granada, a subdivision according to Plat Book 1, Pages 57 and 58, Public Records of Sarasota County, Florida; thence South along the West line of said Lot 21 projected for a distance of 110 feet to a point; thence East and parallel to the South line of said Lot 21 and Lot 22 for a distance of 100 feet to a point; thence North 110 feet to the SE corner of Lot 22; thence West along the South line of said Lots 21 and 22 for a distance of 100 feet to the Point of Beginning.

The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any successor Trustee of the trust) shall have all of the powers set forth in Section 689.07 and Section 737.402, Florida Statutes.

Subject to restrictions, reservations and easements of record and taxes for the current year.

Parcel Identification No.: 2039150082

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

Witnesses:

Barbara H. ThompsonPrint Name Barbara H. Thompson

Grantor*:

C. Ray Cooper

C. Ray Cooper

Angela C. SheehamPrint Name Angela C. SheehamNancy K. Cooper

Nancy K. Cooper

**Grantor* and "Grantee" are used for singular or plural, as context requires.

STATE OF FLORIDA
COUNTY OF SARASOTAThe foregoing instrument was acknowledged before me this 22nd day of August, 1997, by C. Ray Cooper and Nancy E. Cooper, who are personally known to me or who has produced Drivers License as identification.

My Commission Expires

BARBARA H. THOMPSON
My Commission # 00000000000000000000
Expires Dec. 04, 1999Notary Public
Commission #Barbara H. ThompsonRECORDED IN OFFICIAL
RECORDS

97 AUG 27 AM 10:51

SARASOTA COUNTY, FLORIDA