BOOK 3013	** OFFICIAL
PAGE 182	RECORDS

DOC TAX \$ 839.30

RECORD \$ 6.00

Prepared by & return to:

William M. Selder, Enq/bz

Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarmota, FL 34236

(941) 366-4800

Receipt N: 800000523617-02

Receipt N: 800000523617-02

By: Rushing Sarasota Co.

Raren Expression D.C.

By: Rushing Sarasota Co.

## WARRANTY DEED

The terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

This Indenture, made this 15th day of September 1997 by and between PLANTATION DEVELOPMENT NO. I, a Florida general partnership hereinafter referred to as Grantor, whose post office address is 722 Shamrock Boulevard, Venice, Florida 34293, and LEANDER A. SWANSON and MARY C. SWANSON, husband and wife, as to an undivided (\*) hereinafter referred to as Grantee, whose post office address is 1300 Union Avenue, Natronia Heights, PA 15065 one-third interest; JOHN W. CONROY, as to an undivided one-third interest; and ETHEL C. COLLINS, as to an undivided one-third interest, as tenants in common Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by

according to the Declaration of Condominium recorded in Official Records Book 2908, Page 380, as amended, and as per Plat thereof recorded in Condominium Book 31, Page 35, Public Records of Sarasota County, Florida.

SUBJECT to the terms, conditions and covenants contained in the aforesaid Declaration of Condominium, amendments and exhibit thereto.

SUBJECT to easements, covenants and restrictions of record; applicable zoning regulations and governmental regulations and ordinances; and real estate taxes for the current year and subsequent years.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The undersigned covenants and warrants that Grantor was in existence as a Florida general partnership at the time title to the above property was conveyed to it; that it remains a Florida general partnership as of the date of the delivery of this deed; and that SEL Plantation Development No. 1, Inc., a Florida corporation, is a general partner of Grantor with full authority to execute this deed and convey title to the above property on behalf of Grantor.

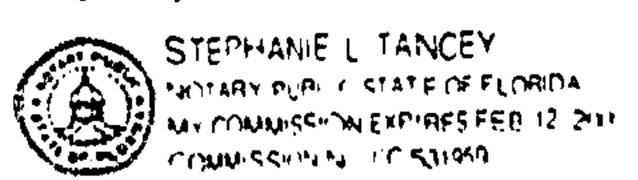
In Witness Whereof, Grantor has caused this deed to be executed in its name by its undersigned duly authorized partner the date above written.

WITNESSES:	PLANTATION DEVELOPMENT NO. 1,
Signature of Witness	a Florida general partnership  By: SEL PLANTATION DEVELOPMENT NO. 1, INC.,
Deblier L'Ennelly	a Florida corporation, as General Partner
Print Name of Witness	$\frac{1}{2}$
2 Post and Individual	By: Jeffeld Jeffeld
Signature of Witness	Stephen E. Lattmann
STEPHENIE C. Trinoly	As its President
Print Name of Witness	
STATE OF FLORIDA COUNTY OF SARASOTA	

The foregoing instrument was acknowledged before me this 4th day of Septemb er 1997 by STEPHEN E LATTMANN, as President of SEL PLANTATION DEVELOPMENT NO. 1, INC., a Florida corporation and a general partner of PLANTATION DEVELOPMENT NO. 1, a Florida general partnership, on behalf of the corporation and the partnership. The above-named person is personally known to me.

Signature of Notary Public

(Notary Scal)



Print	Name	Of	Notary	Public

I am a Notary Public of the State of Florida, and my commission expires on