

DOCTAX \$ 839.30
RECORD \$ 6.00

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OFFICIAL RECORDS
BOOK 3013 PAGE 1820

Prepared by & return to:
William M. Selder, Esq./bz
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, FL 34236
(941) 366-4800

Receipt #: 000000523617-02
Doc Stamp-Deed : 839.30
Karen E. Rushing, Sarasota Co.
By: [Signature] D.C.

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. 1, 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 Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Unit 204, Building 7, THE GARDENS II OF ST. ANDREWS PARK AT THE PLANTATION, a Condominium 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:

[Signature]
Signature of Witness

Debbie Connolly
Print Name of Witness

[Signature]
Signature of Witness

STEPHANIE L. TANCEY
Print Name of Witness

PLANTATION DEVELOPMENT NO. 1,
a Florida general partnership
By: SEL PLANTATION DEVELOPMENT NO. 1, INC.,
a Florida corporation, as General Partner

By: [Signature]
Stephen E. Lattmann
As its President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4th day of September 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.

(Notary Seal)



STEPHANIE L. TANCEY
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES FEB 12, 2001
COMMISSION # 10531950

[Signature]
Signature of Notary Public

[Signature]
Print Name of Notary Public

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