

Receipt #: 00000540484-02
Doc Stamp-Deed : 4480.00
Karen E. Rushing, Sarasota Co.
By: K. Hamilton D.C.

97142286

OFFICIAL RECORDS
BOOK 3043 PAGE 1801

600
4480.00

This Instrument Prepared by:
J. GEOFFREY PFLUGNER, ESQUIRE
ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
P.O. Drawer 4195
Sarasota, Florida 34230
(941) 368-5707

WARRANTY DEED

GRANTOR: Hamilton's 205 West Venice Ave. Corporation, a Florida corporation

GRANTEE: Gertrude Oppenheimer, a single woman

Grantee's Post Office Address: 1921 Waldemere Street, Sarasota, Florida 34239

Grantee's Social Security No.:

Property Appraiser's Parcel ID No.: 408040044

Grantor, for and in consideration of the sum of \$1.00, the receipt whereof is hereby acknowledged, and as part of an exchange pursuant to IRC§1031, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, to wit:

Lots 37 & 38, Block 62, Gulfview Section of Venice, according to the Plat thereof recorded in Plat Book 2, Pages 77 and 77A of the Public Records of Sarasota County, Florida.

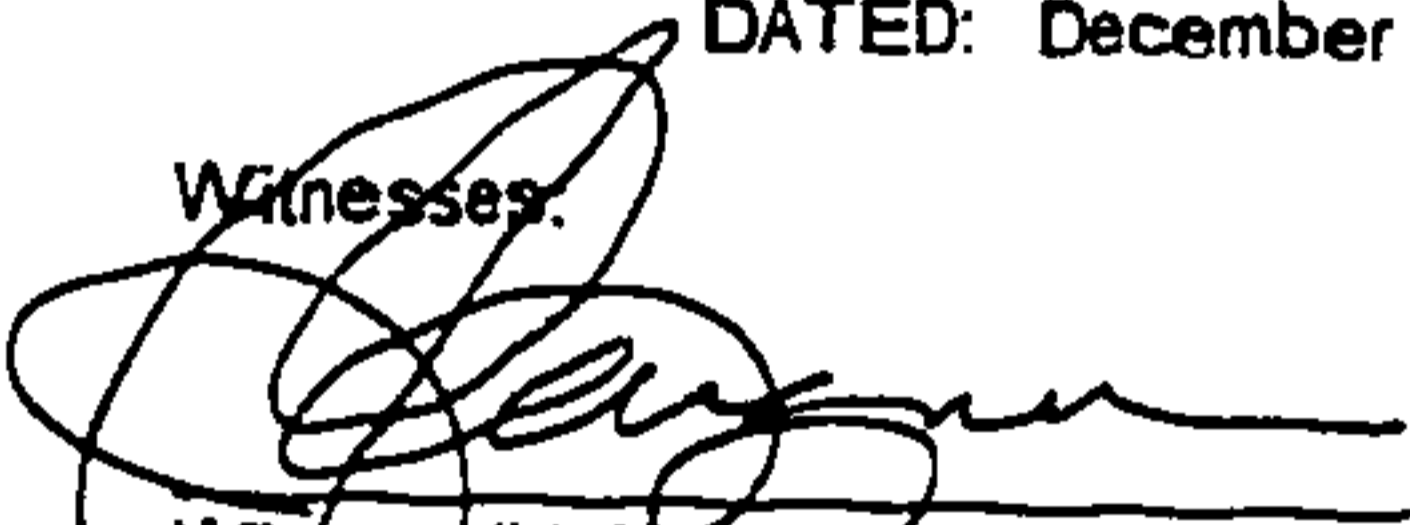
Subject to covenants, easements and restrictions of record and subject to real estate taxes for 1998 and all subsequent years.

Also subject to that certain Mortgage given by Seller in favor of Burton D. McIlvain and Barbara G. McIlvain, Husband and Wife, dated February 28, 1997 and recorded in O.R. Book 2943, Page 2460, et seq., Public Records of Sarasota County, Florida.

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

DATED: December 5th, 1997.

Witnesses:

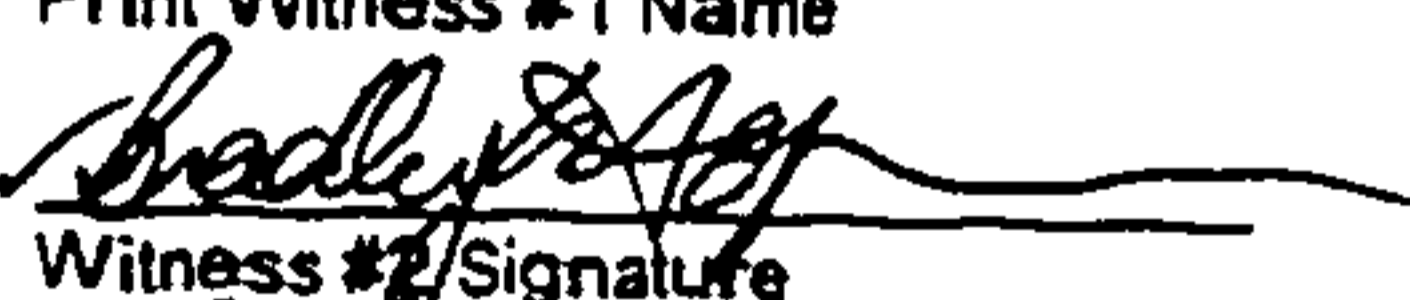

Witness #1 Signature
J. Geoffrey Pflugner

Hamilton's 205 West Venice Ave. Corporation
a Florida corporation

By: Jana L. Hamilton, President
Jana L. Hamilton as President

1419 Magellan Drive, Suite 101
Sarasota, Florida 34243

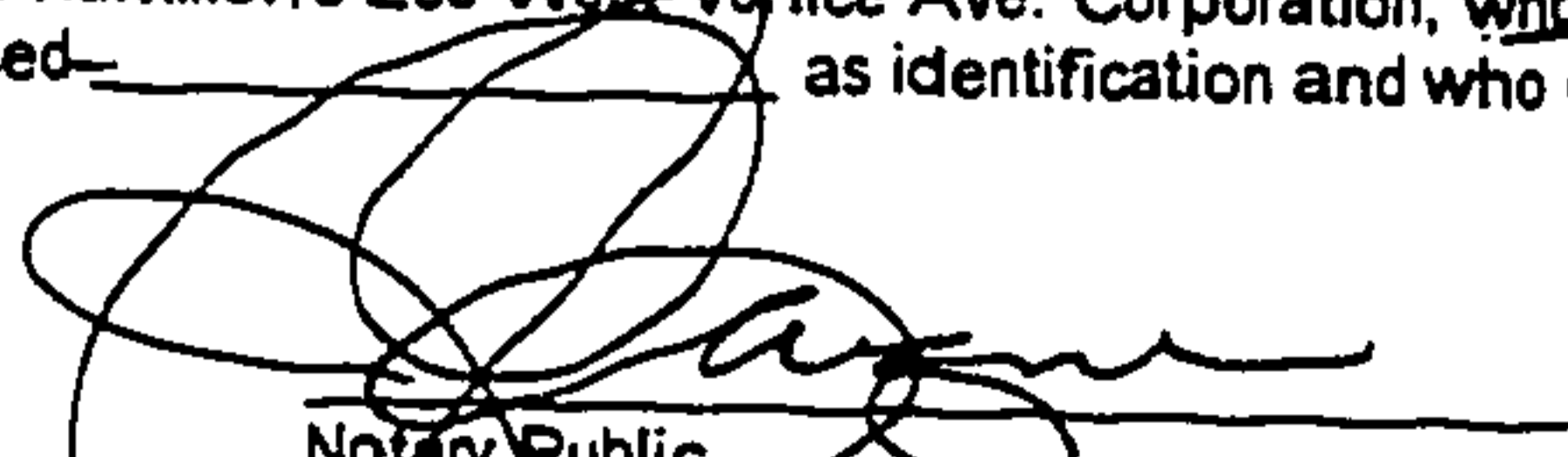
Print Witness #1 Name


Witness #2 Signature
Bradley W. Pflugner
Print Witness #2 Name

STATE OF FLORIDA
COUNTY OF SARASOTA

DEC 8 1997
11:19 AM
OFFICIAL RECORDS

The foregoing instrument was acknowledged before me this 5th day of December, 1997, by Jana L. Hamilton as President of Hamilton's 205 West Venice Ave. Corporation, who is personally known to me or who has produced _____ as identification and who did not take an oath.


Notary Public
My Commission Expires:
J. GEOFFREY PFLUGNER
Notary Public, State of Florida
My Comm. Expires Sept. 16, 2001
No. CC676449

clerk@mscopenheim wd

Record and Return To: Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A. JAFS

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