

Recording: \$6.00
Doc.Stamps: \$1,155.00
Total: \$1,161.00

Receipt #: 00000543030-01
Doc Stamp-Deed : 1155.00
Karen E. Rushing, Sarasota C
By: [Signature] D.C.

Prepared by/record & return to:
MICHAEL D. HORLICK, P.A.
227 Pensacola Road
Venice, FL 34285
Prepared without benefit of title
examination and no opinion is given

Parcel ID Number: 0497-16-1002
Grantee #1 SS#: [REDACTED]

WARRANTY DEED

THIS INDENTURE made on October 21, 1997, between E. FRED THEIS, JR., INC., a Florida corporation, previously known as E. FRED THEIS, JR., P.A., of the County of Sarasota, State of Florida, Grantor, and E. FAYE THEIS, whose address is 1868 Whispering Pines Circle, Englewood, FL 34223, of the County of Sarasota, State of Florida, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10.00), and other good and valuable considerations to Grantor, in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

Unit 2, 170 Dearborn Condominium, per Plat recorded in Condominium Book 29, Page 41 and 41A, and according to the Declaration of Condominium recorded in Official Records Book 2430, Page 2631, all of the Public Records of Sarasota County, Florida.

SUBJECT TO a mortgage given to Guaranty Bank of Southwest Florida, a Florida corporation, recorded in the Official Records Book 2433, page 1533, of the Public Records of Sarasota County, Florida, the approximate principal balance of which is \$99,532.01, which Grantee, by her acceptance hereof, assumes and agrees to pay and to taxes and/or assessments for the year 1997 and subsequent years, easements, restrictions and reservations of record;

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

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and first above-written.

Signed, sealed and delivered in our presence:

E. FRED THEIS, JR., INC.

[Signature]

Michael D. Horlick

By: [Signature]
E. FAYE THEIS, PRESIDENT
170 West Dearborn Street
Englewood, FL 34223

[Signature]
Rebecca A. DeMersman

RECORDED IN OFFICIAL RECORDS
97 DEC 19 AM 10:11
RUSHING
COUNTY CLERK
& F.F.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on October 21, 1997, by E. FAYE THEIS, as President of E. FRED THEIS, JR., INC. a Florida corporation, on behalf of the corporation. She [X] is personally known to me or [] has produced a Florida drivers license as identification.

[Signature]

Notary Public
Printed Name: Rebecca A. DeMersman

My Commission Expires:

THEIS.WD

