① 6.00 685.30

98027237

Prepared by and return to:
Robert E. Messick, Attorney
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
2033 Main ST, STE 600
Sarasota, FL 34237

Receipt #: 000000559359-01
Doc Stamp-Deed : 685.30
Karen E. Rushing, Sarasota C
By: _____ D.C.

** OFFICIAL RECORDS **
BOOK 3075 PAGE 2965

RECORDED IN OFFICIAL RECORDS
98 MAR -5 PM 2:22
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

173 REM - TCAR MERRILL

WARRANTY DEED

GRANTOR: WEALTH DEVELOPMENT CORPORATION, U.S., INC., a Fla. corp.
c/o Wealth Development Corporation,
STE 103, 235 Stafford RD W, Nepean, Ontario,
Canada K2H 9C1

GRANTEE: IAN PEAKS and SANDRA PEAKS, husband & wife
1613 Major Oaks RD, Pickering, Ontario, Canada L1X 2G9

GRANTEE'S SOCIAL SECURITY NO.:
PROPERTY APPRAISER'S PARCEL ID NO.: cut-out from 2036-08-0007

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars ($10) and other good and valuable considerations to Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following-described land in Sarasota County, Florida, to wit:

Unit 531, CENTRAL PARK II, a condominium, according to the Declaration of Condominium, recorded in O.R. Book 2963, Pages 143 through 217, amended in O.R. Book 2969, Pages 1312 through 1320, O.R. Book 2975, Pages 257 through 266, O.R. Book 3055, Pages 2777 through 2786, O.R. Book 3060, Pages 2759 through 2769, and according to the plat thereof recorded in Condominium Book 31, Pages 46 through 46P, amended in Condominium Book 31, Pages 47 through 47D, Condominium Book 31, Pages 48 through 48D, Condominium Book 32, Pages 18 through 18D, Condominium Book 32, Pages 19 through 19D, all of the Public Records of Sarasota County, Florida.

SUBJECT to taxes for 1998 and subsequent years, zoning and other governmental regulations, and reservations, restrictions and easements of record.

TOGETHER WITH an undivided interest in the common elements of the condominium, CENTRAL PARK II, as defined in the Declaration of Condominium and as depicted on the condominium Plat, filed of public record.

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

Dated: Feb 3, 1998.

Signed, sealed and delivered
in the presence of:

Print name: G. Ohms

Print name: S. Fernandes

WEALTH DEVELOPMENT CORPORATION,
U.S., INC., a Florida corporation

CATHERINE A. JOTHAM,
Vice President
(corp. seal)

DOMINION OF CANADA
PROVINCE OF ONTARIO

The foregoing instrument was acknowledged before me this 3 day of February, 1998 by CATHERINE A. JOTHAM, as Vice President of WEALTH DEVELOPMENT CORPORATION, U.S., INC., a Florida corporation, who is personally known to me or has produced _____ as identification.

My Commission Expires:

Notary Public