

This Warranty Deed

Made this 15th day of July A.D. 19 98
by Florence E. Johnson, a single woman

hereinafter called the grantor, to
Catherine A. Ciccolella

whose post office address is:
3466 Tanglewood Drive
Sarasota, Florida 34239

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota**
County, Florida, viz:

West half of Lot 7, and North 10 feet of West half of Lot 8,
Block D, AUDUBON PLACE, as per plat thereof recorded in Plat
Book 1, Page 169 1/2, of the Public Records of Manatee County,
Florida; and Plat Book A, Page 22, of the Public Records of
Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 2028-13-0066

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Diana R. Hurst
Name: Diana R. Hurst

Janaine L. Millard
Name: Janaine L. Millard

Name: _____

Name: _____

Florence E. Johnson
Name & Address: Florence E. Johnson LS

Name & Address: _____ LS

Name & Address: _____ LS

Name & Address: _____ LS

State of **Florida**
County of **Sarasota**

The foregoing instrument was acknowledged before me this 15th day of **July**, 19 98 ,
by

Florence E. Johnson, a single woman

who is personally known to me or who has produced **drivers license** as identification.

PREPARED BY: Janaine L. Millard
RECORD & RETURN TO:
SunCoast One Title of Venice, Inc.
4801 Swift Road, Ste. D
Sarasota, Florida 34231
Incidental to the issuance of title insurance

Janaine L. Millard
Print Name: _____
Notary Public
My Commission Expires: _____



Janaine L. Millard
MY COMMISSION # CC840292 EXPIRES
April 22, 2000
BONDED THRU TROY B. HARRIS # 7455

OFFICIAL RECORDS
INSTRUMENT # 1998094801 1 PG

Doc Stamp-Deed: 402.50
KAREN E. RUSHING SARASOTA COUNTY
By: D.C. Receipt #: 017500

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998094801 1 PG

1998 JUL 16 03:11 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

2c \$6.00
x \$402.50



1998094801