1998112130

Recording $ 10.50
Doc Stamps $4,025.00

347 ✓

Prepared by and return to:
MARY E. VAN WINKLE, Esq.
3844 Bee Ridge Road, Ste. 202
Sarasota, Florida 34233
(941) 923-1685

Property Appraiser's Parcel ID (Folio) Number(s): 0070-03-3002

OFFICIAL RECORDS
INSTRUMENT # 1998112130 2 PGS

Doc Stamp-Deed: 4,025.00
KAREN E. RUSHING SARASOTA COUNTY
By: _____D.C. Receipt #:027609

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998112130 2 PGS
1998 AUG 21 11:29 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

WARRANTY DEED

THIS WARRANTY DEED made the 20 day of August, 1998, by ***LAWRENCE M. HURVITZ, M.D. and HARRY B. GRABOW, M.D.****, whose mailing address is* 3920 Bee Ridge Rd., Building F Suite B, Sarasota, FL 34233-1281 *herein called Grantor, to* ***FRANK J. PAZULSKI****, whose Post Office address is 1700 S. Tuttle Ave., Suite 1, Sarasota, Florida 34239, herein called Grantee:*

WITNESSETH: that Grantor, in consideration of $10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby covenants to Grantee the following described real property in Sarasota County, Florida:

Unit "B", BEE RIDGE SAWYER CONDOMINIUM, a Condominium according to the Declaration of Condominium filed in O.R. Book 1748, Page 1315, Amended in O.R. Book 1776, Page 2145, O.R. Book 1805, Page 889 and O.R. Book 2118, Page 2664, and as per plat thereof recorded in Condominium Book 23, Pages 46 and 46A; amended in Condominium Book 24, Pages 21 and 21A, and as per plat thereof recorded in Condominium Book 24, Pages 44 and 44A, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations of record, if any, and taxes for the year 1998 and subsequent years.

AND Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

AND each Grantor certifies, warrants and covenants to Grantee that neither of the Grantor nor any of their families resides on the above property or any property adjacent thereto; the above described property does not constitute any part of the Grantors' homestead under the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor signed and sealed this deed on the day and year first above written.

Signed, sealed and delivered in our presence:

Kathryn D. Hurvitz
Kathryn D. Hurvitz
(Print Name)
Jill D. Shaffer
Jill D. Shaffer
Print Name)

Lawrence M. Hurvitz MD
LAWRENCE M. HURVITZ, M.D.

Harry B. Grabow MD
HARRY B. GRABOW, M.D.

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STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20th day of August, 1998, by LAWRENCE M. HURVITZ, M.D. and HARRY B. GRABOW, M.D. who are personally known _____ OR _____ who produced driver's licenses as identification.

My Commission Expires:

Jerrine D. Kline
MY COMMISSION EXPIRES
DECEMBER 3, 2001
#CC 697326
Bonded thru
Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Jerrine D. Kline
Notary Public - State of Florida