This instrument prepared by and return to:
STEPHANIE A. REINICKE, ESQ.
Stephanie A. Reinicke, P.A.
1800 Second Street, Suite 803
Sarasota, Florida 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998121735 2 PGS
1998 SEP 11 12:02 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
KSCULLY Receipt#033297
Doc Stamp-Deed: 1,400.00

4
10.00

1998121735

WARRANTY DEED

Property Appraiser's Parcel ID#0074-04-0112

THIS INDENTURE, made this 10th day of September, 1998, between 4141, INC., a Florida corporation, Grantor, and ~~XXX~~ TIMOTHY L. BALDWIN and EILEEN C ROSENZWEIG, Husband and Wife, Grantee, whose post office address is 4448 Golden Lake Drive, Sarasota, FL 34233:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to wit:

See attached Exhibit "A"

Subject to easements, restrictions, and reservations of record and taxes for 1998 and subsequent years.

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

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

Signed, Sealed and Delivered
in the Presence of:

4141, INC., a Florida
corporation

Witness
Print Name: STEPHANIE A REINICKE

By: _____
PATRICK HOGAN
as Vice President
5100 87th Street East
Bradenton, FL 34202

Witness
Print Name: Anne R Carlington

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 10th day of September, 1998 by PATRICK HOGAN, as Vice President of 4141, INC., who is personally known to me or who produced his FL Drivers License as identification.

Stephanie A. Reinicke
MY COMMISSION # CC501001 EXPIRES
December 16, 1999
BONDED THRU TROY FAIN INSURANCE, INC.

(NOTARY SEAL)

Notary Public
Print Name:
My Commission Expires:

Commence at the Northwesterly corner of Lot 1, Block D of a Resubdivision of Tamiami Park Subdivision, as recorded in Plat Book 2, Page 125, of the Public Records of Sarasota County, Florida and being the Southerly right-of-way line of Liberty Way, thus being the Point of Beginning; thence N89-56-46W along the south right-of-way line of Liberty Way a distance of 73.23 feet; thence South a distance of 93.67 feet, thence S89-56-46E a distance of 185.23 to the westerly right-of-way line of Liberty Avenue a distance of 34.77 feet to the Southeasterly corner of Lot 1, Block D of the Resubdivision of Tamiami Park Subdivision, thence N89-56-46W along the south line of said lot a distance of 112.00 feet, thence North along the west line of said lot a distance of 58.9 feet to the Point of Beginning, being the Southerly right-of-way line of Liberty Way.

TOGETHER WITH all easements for utilities, parking, ingress and egress, pedestrian walkways, drainage, and construction created for the benefit of the insured property pursuant to Declaration of Easements, Covenants and Common Maintenance recorded under Document # 1998121733, Public Records of Sarasota County, Florida.

EXHIBIT "A"