

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
JOHN SHEA, JR., ESQ.
BECKER & POLIAKOFF, P.A.
630 S. ORANGE AVENUE
SARASOTA, FL 34236

Rec 10.50
Doc 9.450 -
9,460.50

(2)

051

Tax Parcel ID#157120011

Grantee SS# _____

WARRANTY DEED

THIS WARRANTYDEED made the _____ day of _____ A.D. 1998, by JOHN R. ALLBEE, as Trustee of the Barbara H. Allbee Trust dated 9-26-95, whose address is 890 Veranda Way, Apt. 114, Sarasota, FL 34238, hereinafter called the Grantor, to WESTERN SHORES, INC., whose post office address is 3905 Casey Key Rd, Nokomis, FL 34229, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their 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 Ten Dollars (\$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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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, 1998, and easements, restrictions and covenants of record which shall not be reimposed solely by this reference.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]

Stephanie Robinson
Printed Name:

[Signature]

Sharon H. Cheery
Printed Name:

[Signature]
JOHN R. ALLBEE, as Trustee aforesaid

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998157244 2 PGS
1998 NOV 24 05:08 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
VBROTHER RECIPIENT#054138
Doc Stamp-Deed 9,450.00

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20 day of NOV., 1998, by JOHN R. ALLBEE, as Trustee aforesaid, who is personally known to me or have produced Drivers Lic. as identification. If no type of identification is indicated, the above-named persons are personally known to me.

[Signature]

Notary Public
Stephanie Robinson
Printed Name

My Commission Expires _____



LEGAL DESCRIPTION

From the U.S. meander corner of Casey Key at intersection on North line of Section 16, Township 38 South, Range 18 East, with high water line of Little Sarasota Bay, thence N 89°49'50" W, along North line of said Section 388.7 feet thence S 21°46'20" E, 1949.6 feet for a Point of Beginning, thence S 73°06'40" W, 100 feet more or less to the Gulf of Mexico, thence S 21°46'20" E, along said Gulf of Mexico, 100 feet more or less then N 73°06'40" E, 253.5 feet more or less to the center of the pavement of the county road R/W, thence N 21°46'20" W, along the center of pavement 100 feet, thence S 73°06'40" W, 153.5 feet to the P.O.B., less right-of-way for Casey Key Road.

END OF LEGAL DESCRIPTION