Prepared By: **Laurie S. Lynn** 409
Executive Title Insurance Services, Inc.
2300 Bee Ridge Road Suite 305 Sarasota, FL 34239
incidental to the issuance of a title insurance policy.
File #: **8*98-1104-LL**
Parcel ID #: **71-14-0048**
Grantee(s) SS #:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998160564 1 PG
1998 DEC 02 02:50 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCLINGER Receipt#055990

Doc Stamp-Deed: 490.00

6.00
490.00

1998160564

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated **November 25, 1998**
by
RONALD L. DUDECK, As Trustee of THE RONALD L. DUDECK TRUST Dated 5/2/96

whose post office address is 1610 Platt St.
Sarasota, Fl 34236

herinafter called the GRANTOR, to
PATRICIA ROCKWOOD and ALICE CHRISTENSEN and STEPHEN GRANT, as Joint Tenants with Right of Survivorship
whose post office address is 4720 Sloan Ave
Sarasota, Fl 34233

hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all 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:

Lot 18, Block B, SUNSET SUBDIVISION, according to the plat thereof, recorded in Plat Book 1, Page 163, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **1999** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: _____
Print Name: Laurie S. Lynn

Signature: _____
Print Name: MARSHA WOLAK

_____
RONALD L. DUDECK, Trustee

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

I am a notary public of the state of **Florida** , and my commission expires:
THE FOREGOING INSTRUMENT was acknowledged before me on **November 25, 1998** by:

RONALD L. DUDECK, As Trustee of THE RONALD L. DUDECK TRUST Dated 5/2/96

who is personally known to me or who has produced Drivers License as identification and who **did** take an oath.

Signature: _____
Print Name: Notary Public

Notary Seal

LAURIE S. LYNN
MY COMMISSION EXPIRES
JULY 12, 2002
#CC 559[illegible]12
Notary Public Underwriters
NOTARY PUBLIC