

Prepared by and return to:

Jeffrey S. Goethe

Attorney at Law

406 13th Street West

Bradenton, Florida 34205

Property folio number:

2022-01-2001

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999022966 1 PG

1999 FEB 19 10:06 AM

KAREN E. RUSHING

CLERK OF CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

RGAINES Receipt#078442

Doc Stamp-Deed: 665.00

Warranty Deed

This Indenture, made this 18 day of February, 1999 between FRANCIS E. O'BRIEN, JR. AND JUDITH W. O'BRIEN, HUSBAND AND WIFE, whose mailing address is 1804 WOOD HOLLOW CIRCLE, SARASOTA, FLORIDA 34235, grantor, and GERMAN CALDERON, whose address is 3466 17TH STREET, SARASOTA, FLORIDA 34235 _ grantee*. *"grantor" and "grantee" are used for singular or plural, as context requires.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other 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 County, Florida, wit:

UNIT 1, TALLYWOOD CENTRE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1779, PAGES 349 THROUGH 403, INCLUSIVE, AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 24, PAGES 22 AND 22A OF THE PUBLIC RECORDS OF SARASOTA, FLORIDA.

SUBJECT TO TAXES FOR THE CURRENT YEAR 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 grantor's hand and seal the day and year first above written.

Witnesses:

(witness signature)

Print witness name Sam J. Parisi

(witness signature)

Print witness name Jeffrey S. Goethe

Francis E. O'Brien, Jr.

Judith W. O'Brien

State of Florida

County of Manatee

The foregoing instrument was acknowledged before me this 18th day of February, 1999, by Francis E. O'Brien, Jr. and Judith W. O'Brien who are personally known to me or provided FL DL # 0165-245-59-147 as identification.

FL DL # 0165-439-58-745

Notary Public

Jeffrey S. Goethe
Notary Public
State of Florida
Commission No. CC753743
Expires September 25, 2002