

This Warranty Deed

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999058573 1 PG
1999 APR 29 01:44 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#099635
Doc Stamp-Deed: 696.50

1999058573

Made this 26th day of ^{ed} April A.D. 19 99
by Edgar W. Drogen and Kallie R. Drogen,
husband and wife

hereinafter called the grantor, to
Derek B. Berti

whose post office address is:
7315 Cass Circle
Sarasota, Fl 34231

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the 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 1, SIESTA HEIGHTS MANOR, according to the plat thereof recorded in Plat Book 16, Page 37 and 37A, Public Records of Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 111-13-0028

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, 19 98

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Name: Thomas N. O'Malley


Name & Address: Edgar W. Drogen LS


Name: Joan Whittaker


Name & Address: Kallie R. Drogen LS

Name: _____

Name & Address: _____ LS

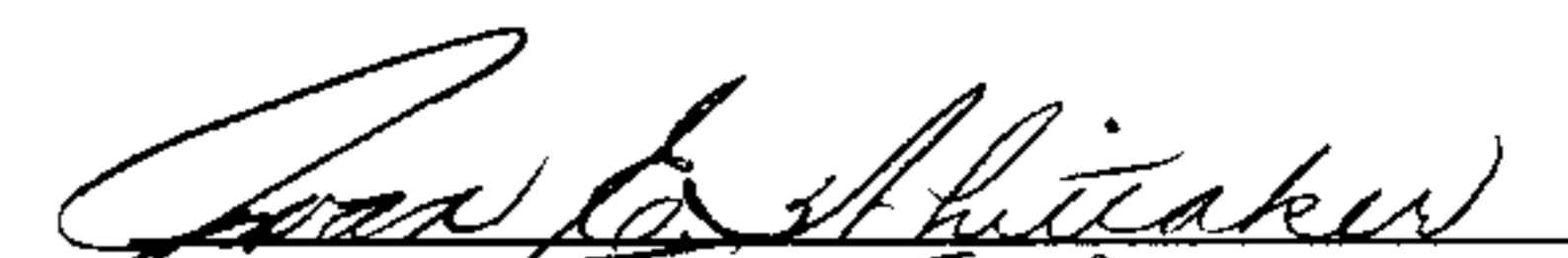
Name: _____

Name & Address: _____ LS

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

The foregoing instrument was acknowledged before me this 26th day of **April**, 19 99, by ^{ed} **Edgar W. Drogen** and ^{KD} **Kallie R. Drogen**, husband and wife

who is personally known to me or who has produced **drivers licenses** as identification.


Notary Public
Print Name: **JOAN E. WHITTAKER**
My Commission Expires: _____

PREPARED BY: Joan Whittaker
RECORD & RETURN TO: **1702**
Able Title Company
332-B U.S. Highway 41 Bypass South
Venice, Florida 34292
File No: 99100090E

