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INSTRUMENT # 1999082636 2 PGS

1999 JUN 16 05:12 PM

KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
JLITTLE Receipt#113678  
Doc Stamp-Deed: 1,204.00

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This instrument prepared by  
and return to:

William A. Dooley, Esquire  
NELSON • HESSE  
2070 Ringling Boulevard  
Sarasota, Florida 34237

Parcel ID No. 108-17-1001  
Documentary Stamps \$1,204.00  
Recording Fees \$ 10.50

WARRANTY DEED

THIS WARRANTY DEED, made this March 10, 1999 by Wayne Simon hereinafter called the grantor, whose address is P. O. Box 155, Valley Cottage, NY 10989-1332, to Erick H. and Susan E. Shumway as husband and wife whose address is 6360 S. Tamiami Trail, Sarasota, FL 34231, hereinafter called the grantee:

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:

Unit 1, POINT OF ROCKS BEACH CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2854, Page 1257, and amendments thereto, as per plat thereof recorded in Condominium Book 31, Page 22, of the Public Records of Sarasota County, Florida.

Grantee's Tax I.D. Number: \_\_\_\_\_

SUBJECT TO: Easements, restrictions and reservations of record, if any, and taxes for the current year.

GRANTOR CERTIFIES, WARRANTS AND COVENANTS TO THE GRANTEES THAT NEITHER GRANTOR NOR ANY OF HIS FAMILY RESIDE ON THE ABOVE-DESCRIBED PROPERTY OR ANY PROPERTY ADJACENT THERETO, AND THAT THE ABOVE-DESCRIBED PROPERTY DOES NOT CONSTITUTE ANY PART OF GRANTOR'S HOMESTEAD UNDER THE LAWS OF THE STATE OF FLORIDA.

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 for the current year.

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

Signed, sealed and delivered  
in presence of:

Joyce E. Leach  
Print Name: JOYCE E. LEACH

Susan S. Kuhlman  
Print Name: Susan S. Kuhlman

Wayne Simon (Seal)  
Wayne Simon

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this March  
10, 1999, by Wayne Simon who is/are personally known to me or  
has produced NYDL # 306 979 994  
as identification and who did not take an oath.

My Commission Expires:

Joyce E. Leach (Seal)  
Notary Public  
Print Name: JOYCE E. LEACH  
Commission No: \_\_\_\_\_

(Notary Seal)

