

This Warranty Deed

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1999100175 1 PG  
1999 JUL 23 02:35 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#123755  
Doc Stamp-Deed: 839.30

Made this 22nd day of July A.D. 19 99  
by THOMAS F. NIKLA, a married man

hereinafter called the grantor, to  
KEVIN W. SCRUGGS, a single man and  
PATRICIA BREWER, a single woman, as  
joint tenants with right of survivorship.  
whose post office address is:  
4766 WOODWARD PLACE  
SARASOTA, FL 34233  
Grantees' Tax Id # :

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 15 and North 1/2 of Lot 14, TOWN OF BEE RIDGE, according to  
the plat thereof recorded in Plat Book A, Page 39, of the  
Public Records of SARASOTA County, Florida.

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

Said property is not the homestead of the Grantor(s) under the laws  
and constitution of the State of Florida in that neither Grantor(s)  
or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 0071-16-0082 (PARTIAL)

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:

Patricia S. Eisenmann  
Name: Patricia S. Eisenmann  
Germaine M. Burgett  
Name: Germaine M. Burgett

Thomas F. Nikla  
Name & Address: THOMAS F. NIKLA  
4847 Hoyer Dr.  
Sarasota, FL 34241

Name:

Name & Address:

Name:

Name & Address:

State of FLORIDA  
County of SARASOTA

The foregoing instrument was acknowledged before me this 22nd day of July , 19 99 ,  
by  
THOMAS F. NIKLA

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

OFFICIAL NOTARY SEAL  
PATRICIA SUE EISENMANN  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC574968  
MY COMMISSION EXP. AUG. 15, 2000

Patricia Sue Eisenmann  
Notary Public  
Print Name:  
My Commission Expires:

PREPARED BY: PATRICIA S. EISENMANN  
RECORD & RETURN TO:  
West Coast Title & Abstract Company  
P.O. Box 7816  
Sarasota, Florida 34278-7816  
File No: 995369