

357
This instrument prepared by:
Upon recording return to:
J. KEVIN DRAKE, P.A.
1343 Main Street, Ste. 204
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999118068 2 PGS
1999 AUG 30 01:52 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#133557



Doc Stamp-Deed: 4,550.00
Doc Stamp-Mort: 1,733.00

[Space Above This Line For Recording Data]

WARRANTY DEED
(Statutory Form - FS 689.02)

THIS INDENTURE, made July 29, 1999, between SIESTA SUNSETS, INC. a Florida corporation, party of the first part, whose address is 2414 Bee Ridge Road, Sarasota, FL 34239, and JAMES W. HARTMANN AND ELIZABETH PAIGE HARTMANN HUSBAND AND WIFE, party of the second part, whose address is P. O. Box 35174, Sarasota, Florida 34242,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described property, to wit:

SEE EXHIBIT "A" attached hereto.

(For Information Only: Property Appraiser's Parcel Identification Number is 82120008.)

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

The above described property does not constitute the homestead property of the Grantor nor is it contiguous thereto.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered in the presence of:

SIESTA SUNSETS, INC., a Florida corporation

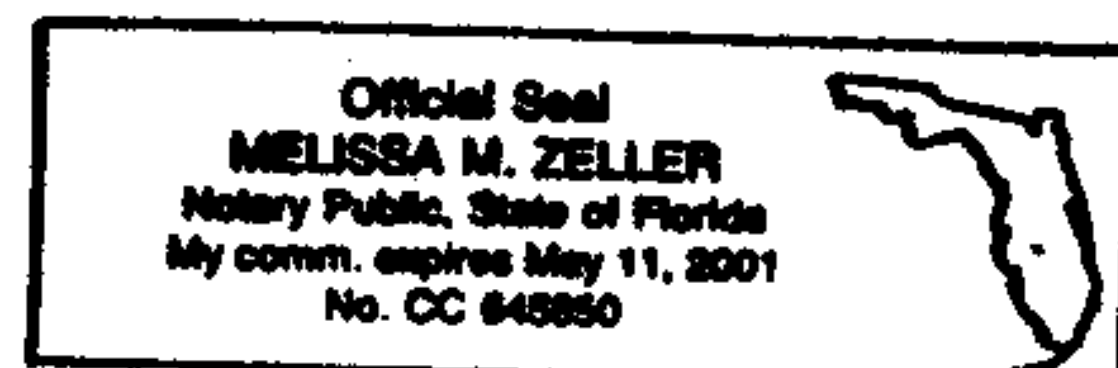
Sign Melissa M. Zeller
Print Melissa M. Zeller
Sign J. Kevin Drake
Print J. Kevin Drake

Sign Stephen F. Voigt (Seal)
Stephen F. Voigt, as its President

SWORN TO AND SUBSCRIBED before me this 29th day of July, 1999, by Stephen F. Voigt, as President of SIESTA SUNSETS, INC. a Florida corporation, who is personally known to me or who has produced Florida Drivers Licenses as identification and who did take an oath.

Melissa M. Zeller
Notary Public
Print: Melissa M. Zeller
State of Florida At Large {NOTARIAL SEAL}
My Commission Expires:
My commission number is:

*This deed is subject to that certain first mortgage in favor of West Coast Guaranty Bank dated April 16, 1998, recorded in Official Records Book 3098, Page 611, Public Records of Sarasota County, Florida, with a principal balance of \$495,345.69 as of the date hereof.



OFFICIAL RECORDS INSTRUMENT # 1999118068 2 pgs

Exhibit "A"

Lot 28 and the Westerly 1/2 of Lot 27, Block 21, SARASOTA BEACH SUBDIVISION, as per plat thereof recorded in Plat Book 1, Pages 76 to 81, inclusive, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Lots 27 and 28, Block 21, LESS the Southeasterly one half (1/2) of Lot 27, Block 21, Sarasota Beach Subdivision, said Southeasterly one half (1/2) of Lot 27 more particularly described as follows, to wit: Commencing at a point on the Southwesterly corner of Lot 26 of said Block 21, thence running Northwesterly 25 feet along Puesta del Sol Avenue, thence Northwesterly the full length of said Lot 21, to the Southwesterly line of Lot 4, Block 21, Sarasota Beach Subdivision; thence Southeasterly 25 feet to the Northwesterly corner of said Lot 26, thence Southwesterly along said Lot 26 to the point of beginning.