



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1999126963 2 PGS  
1999 SEP 17 01:34 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
DCLINGER Receipt#138369

THIS INSTRUMENT PREPARED BY:

337 KURT F LEWIS  
6624 Gateway Avenue  
Sarasota, Florida 34231

Doc Stamp-Deed: 490.00

**WARRANTY DEED**

THIS WARRANTY DEED made this August 16, 1999 by LARRY H SPALDING as to his 50% ownership, called the Grantor, to PIERRE J PREFONTAINE and RUTH A PREFONTAINE, Husband and Wife, called the Grantee,

IN CONSIDERATION of the sum of \$10.00 and other valuable consideration, the receipt of which is acknowledged, the GRANTOR sells and conveys to the GRANTEE his 50% ownership in that certain property situate in Sarasota County, Florida, described as follows:

Street Address: 6624 Gateway Avenue, Sarasota, Florida 34231

Real estate Tax ID # 104080041

Legal Description:

Lot 28, Block 3, GULF GATE, Unit 2 as per plat thereof recorded in Plat Book 16 at Pages 11 and 11A of the Public Records of Sarasota County, Florida

GRANTOR - LARRY H SPALDING

of 6860 Swain Trace, Tallahassee, Florida 32311

GRANTEE - PIERRE J PREFONTAINE

- RUTH A PREFONTAINE

of 3050 Courtland Street, Sarasota, Florida 34237

SUBJECT TO:

Any and all easements, restrictions and reservations of record  
Taxes for current and subsequent years

**THIS IS NOT HOMESTEAD PROPERTY**

THIS INSTRUMENT IS PREPARED AT THE REQUEST OF THE GRANTEE ON INFORMATION PROVIDED BY GRANTOR STRICTLY AS A SCRIVENER'S SERVICE WITHOUT REVIEW OF TITLE OR PUBLIC RECORDS

TOGETHER with all improvements located on the property and any and all easements or benefits enjoyed or owned by the GRANTOR pertaining to the property.

GRANTOR WARRANT AS FOLLOWS:

1. Grantor is the legal owner of the land and improvements and has the legal right and authority to sell or convey the land to the GRANTEE.
2. Grantor has title to the land and will defend the title against the lawful claims of any third parties.
3. The land is free and clear of all encumbrances except those listed above and the real estate taxes accruing subsequent to December 31 of the prior year.

GRANTOR SWEARS AND AFFIRMS that he is not a non-resident alien for purposes of U.S. income taxation.

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

Signed, Sealed and Delivered in  
our presence:

Sandra E. Allen  
print name Sandra E. Allen

Amity Bibler  
print name Amity Bibler

Larry H. Spalding L.S.  
LARRY H. SPALDING

STATE OF FLORIDA

COUNTY OF Leon

THE FOREGOING INSTRUMENT was sworn to and subscribed before me this August 16, 1999 by LARRY H SPALDING, who is personally known to me or who produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Lisa W. Larue

