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INSTRUMENT # 1999132966 1 PG
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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#141867
Doc Stamp-Deed: 700.00

Prepared By: Terri Reem
Chelsea Title Company
189 Center Road
Venice, FL

Incidental to the issuance of a title insurance policy.

File Number: 99-1162

Parcel ID #: 0043-07-0080

Grantee(s) SS #: [REDACTED]



1999132966

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated AUGUST 20, 1999 by
JOHNNIE RHODES, unmarried surviving spouse of JULIA C. RHODES, deceased
whose post office address is:

hereinafter called the GRANTOR, to
JAMES W. MINOR and MARGARET G. MINOR, husband and wife
whose post office address is:

3111 49TH STREET SARASOTA, FL 34234

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 12, 13 and 14, Block C, BOOKER PARK, according to the plat thereof, recorded in Plat Book 5, Page 25 of the Public Records of SARASOTA County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1999 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: Henry P. TRAWICK JR

Signature: [Signature]
JOHNNIE RHODES

Signature: [Signature]
Print Name: Julie Ann Mullet

State of Florida
County of Sarasota

I am a notary public of the State of Florida and my commission expires 12-28-99
THE FOREGOING INSTRUMENT was acknowledged before me on 8-19-99 by:
JOHNNIE RHODES, unmarried surviving spouse of JULIA C. RHODES, deceased
who is personally known to me or who has produced driver license as identification and who did take an oath.

Notary Seal

Signature: [Signature]
Print Name: Julie Ann Mullet Notary Public

