

Prepared By SUSAN WILKES  
CHELSEA TITLE COMPANY  
3322 BEE RIDGE ROAD  
SARASOTA, FL 34239  
incidental to the issuance of a title insurance policy  
File Number 99-1051  
Parcel ID # 2039-10-0090  
Grantee(s) SS #

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1999172304 1 PG  
1999 DEC 30 04:08 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
DCLINGER Receipt#164154

**WARRANTY DEED  
(INDIVIDUAL)**

Doc Stamp-Deed: 483.00

This WARRANTY DEED, dated DECEMBER 29, 1999 by

**ROBERT BROOME, a single person**

whose post office address is

6709 AVENUE C SARASOTA, FL 34231-0000

hereinafter called the GRANTOR, to

**CHARLES L. VANNESS and DONNA M. VANNESS, husband and wife**

whose post office address is

1706 SIESTA DRIVE SARASOTA FL 34239

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(s) 22, LESS THE SOUTH 11.7 feet, Block H, GRANADA, according to the plat thereof, recorded in Plat Book 1, Page(s) 57 & 58, of the Public Records of SARASOTA County, Florida.**

**GRANTOR COVENANTS THAT THE ABOVE DESCRIBED LAND IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CONSTITUTION AND LAWS OF FLORIDA AND THAT NEITHER HE, NOR ANY OTHER FAMILY MEMBER, RESIDES THEREON OR LAND CONTIGUOUS THERETO**

**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 S. WILKES

Signature [Signature]  
Print Name JULIE EHLERT

[Signature]  
**ROBERT BROOME**



State of Florida  
County of Sarasota

I am a notary public of the State of Florida and my commission expires  
THE FOREGOING INSTRUMENT was acknowledged before me on DECEMBER 29, 1999 by  
**ROBERT BROOME, a single person**  
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 SUSAN WILKES Notary Public

**SUZANNE WILKES**  
Notary Public, State of Florida  
My comm. exp Sept 6, 2003  
Comm. No. CC859844