



RECORDED IN OFFICIAL RECORDS  
 INSTRUMENT # 2000092819 2 PGS  
 2000 JUL 24 09:00 AM  
 KAREN E. RUSHING  
 CLERK OF CIRCUIT COURT  
 SARASOTA COUNTY, FLORIDA  
 DCOURSEY Receipt#058392

Recording \$ 10.50  
 Doc. Stamps \$ 2,362.50

Doc Stamp-Deed: 2,362.50

THIS INSTRUMENT PREPARED BY  
 SCOTT E. GORDON ESQUIRE  
 Abel Band Russell Collier  
 Pitchford & Gordon, Chartered  
 333 S. Tamiami Trail, Suite 199  
 Venice, Florida 34285

**WARRANTY DEED**

THIS WARRANTY DEED made and executed this 21<sup>st</sup> day of July 2000 by VICTOR B. BAGA and MARGARET F. BAGA, Husband and Wife, as to Unit #1; 700 NOKOMIS ASSOCIATES, a Florida General Partnership, as to Unit #2; and CHANDANA BOPITIYA and SHANTI BOPITIYA, Husband and Wife, as to Unit #3, hereinafter called the Grantor, to PEGGY JOYCE MASON, MS, DMD, P.A. a Florida corporation, whose address is 700 S. Nokomis Avenue, Venice, FL 34285, hereinafter called the Grantee: (wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals).

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Sarasota County, Florida, viz:

Units 1, 2 and 3, 700 NOKOMIS AVENUE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1641, Page 1549, as amended, and according to the Plat thereof, recorded in Condominium Book 21, Pages 33 and 33A, of the Public Records of Sarasota County, Florida.

Subject to easements, reservations and restrictions, if any, governmental regulations and taxes for the year 2000 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belong or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever

AND that Grantor is lawfully seized of said land in fee simple; that Grantor has a good right and lawful authority to sell and convey said land; that 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.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

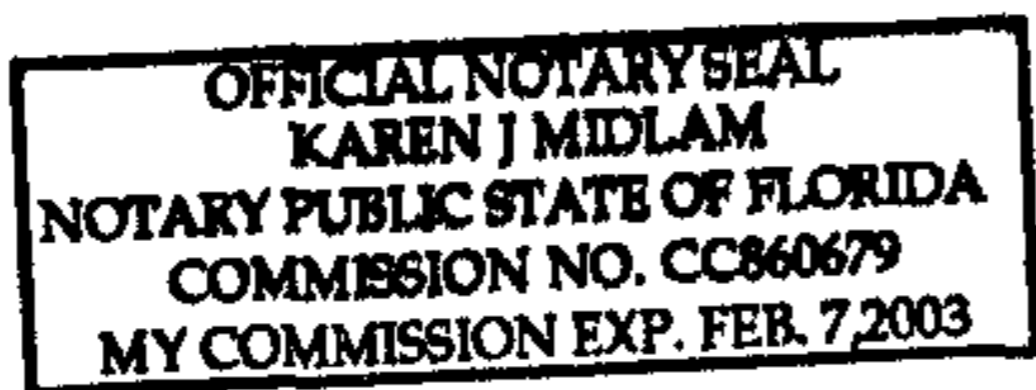
Kathleen A. Sawdo  
 Print Name **KATHLEEN A. SAWDO**

Victor B. Baga  
 VICTOR B. BAGA, Individually and as General Partner of 700 Nokomis Associates, a Florida general partnership 700 S. Nokomis Ave., #1, Venice, FL34285

Karen J. Midlam  
 Print Name **KAREN J. MIDLAM**

STATE OF FLORIDA  
 COUNTY OF SARASOTA

The foregoing instrument was acknowledged by me this 14<sup>th</sup> day of July, 2000, by VICTOR B. BAGA, individually and as General Partner of 700 NOKOMIS ASSOCIATES, a Florida General Partnership, who is (notary choose one) [ ] personally known to me or [ ] has produced FL D.L. as identification.



Karen J. Midlam  
 Notary Public  
 Print Name of Notary Public  
 My Commission Expires

Signed, sealed and delivered  
in the presence of:

[Signature]  
Print Name JAMES A WOLFF

[Signature]  
Print Name Victoria D. Baga

[Signature]  
[Signature]  
MARGARET F. BAGA, Individually and  
as General Partner of 700 NOKOMIS  
ASSOCIATES, a Florida general partnership  
700 S. Nokomis Ave., #1, Venice, FL34285

STATE OF MASSACHUSETTS  
COUNTY OF DUKES COUNTY

The foregoing instrument was acknowledged by me this 17 day of July, 2000, by  
MARGARET F. BAGA, Individually and as General Partner of 700 NOKOMIS ASSOCIATES, a  
Florida General Partnership, who is (notary choose one)  personally known to me or  has  
produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public  
JOHN H. MONTGOMERY  
Print Name of Notary Public  
My Commission Expires  
**JOHN H. MONTGOMERY**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires: July 17, 2003

Signed, sealed and delivered  
in the presence of:

[Signature]  
Print Name KAREN J. MIDLAM

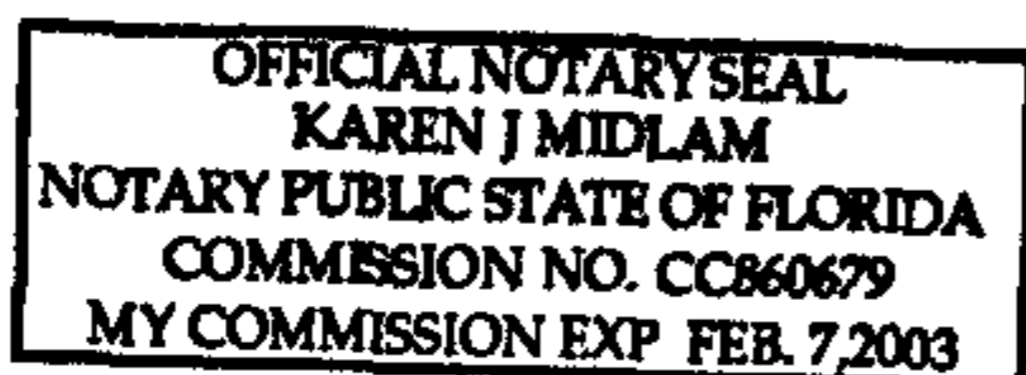
[Signature]  
CHANDANA BOPITIYA  
700 S. Nokomis Ave., #3, Venice, FL 34285

[Signature]  
Print Name KATHLEEN A. KASEY

[Signature]  
SHANTI BOPITIYA  
700 S. Nokomis Ave., #3, Venice, FL 34285

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged by me this 14th day of July, 2000, by  
CHANDANA BOPITIYA and SHANTI BOPITIYA, who are (notary choose one)  personally  
known to me or  have produced FL D.L. as identification.



[Signature]  
Notary Public  
Print Name of Notary Public  
My Commission Expires