



RECORDED IN OFFICIAL RECORDS  
 INSTRUMENT # 2000113683 1 PG  
 2000 SEP 06 02:57 PM  
 KAREN E. RUSHING  
 CLERK OF CIRCUIT COURT  
 SARASOTA COUNTY, FLORIDA  
 RKRONENW Receipt#070881

Prepared By And When  
 Recorded, Return To:  
**JEFFERSON P. RIDDELL, P.A.**  
 3400 S. Tamiami Trail  
 Sarasota, FL 34239  
 File #: 1339\*00-579  
 Parcel ID #: 2033-09-0056  
 Grantee(s) SS #:

Doc Stamp-Deed: 588.00

## WARRANTY DEED

This WARRANTY DEED, dated this 1<sup>st</sup> day of September, 2000, by

**John E. Wegenast, a single man**, hereinafter called GRANTOR,

whose post office address is: **P.O. Box 504, Osprey, FL 34229**

**Kristen E. Kracker, a single woman**, hereinafter called the GRANTEE,

whose post office address is: **445 Chartley Court South, Sarasota, FL 34235**

(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 consideration, 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 25, CHARTLEY COURT, according to the plat thereof, recorded in Plat Book 31, Pages 24 and 24A 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 current year 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

WITNESSES:

Signature

Print Name:

Signature:

Print Name:

*[Handwritten Signature]*  
 Russell Robbins

*[Handwritten Signature]*  
 John E. Wegenast

*[Handwritten Signature]*  
 Thomas Bluzier

State of FLORIDA  
 County of SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 1<sup>st</sup> day of September, 2000  
 by **John E. Wegenast**  
 who is/are personally known to me or who produced D/L as identification

Notary Seal



Thomas B Bluzier  
 My Commission 03065045  
 Expires July 22, 2004

*[Handwritten Signature]*  
 Signature Notary Public

Print Line