Prepared By **Marlene Daniels** 1409
Executive Title Insurance Services, Inc.
2300 Bee Ridge Road, Suite #305 , Sarasota, FL 34239
incidental to the issuance of a title insurance policy
570.50 File # **8-00-575-md**
6.00 Parcel ID # **103-09-0053**
Grantee(s) SS #

2000132669

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000132669 1 PG
2000 OCT 18 03:34 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
RKRONENW Receipt#082554

Doc Stamp-Deed: 570.50

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated **October** 13, **2000**
by
Lewis Eaton, a single man

whose post office address is 813 Lakeshore Drive, Duluth, GA. 30096

hereinafter called the GRANTOR, to
Donald B. Benson and Hazel L. Benson, husband and wife and ~~Erika~~ Erica R. Benson, a single woman, joint tenants with full rights of survivorship

whose post office address is
× 6057 Carlton Ave SARASOTA Fla 34231

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 16, DENHAM ACRES, Unit 1, less the Easterly 10 Feet thereof, as per plat thereof recorded in Plat Book 8, Page 52, 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 **2000** 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 Elizabeth Allen
Print Name Elizabeth Allen

Signature Laura Irwin
Print Name Laura Irwin

Lewis Eaton
Lewis Eaton

State of **Georgia**
County of DeKalb

I am a notary public of the state of **Georgia** , and my commission expires.
THE FOREGOING INSTRUMENT was acknowledged before me on **October** 9th, **2000** by

Lewis Eaton, a single man

who is/are personally known to me or who has/have produced GA Drivers lic as identification and who **did** take an oath

Signature
Print Name Notary Public

Notary Seal

Notary Public, DeKalb County, Georgia
My Commission Expires Dec. 6th, 2002