

Prepared By Lynne Ebert
Chelsea Title Company
189 Center Road
Venice, FL 34292
incidental to the issuance of a title insurance policy
File Number 01-1124
Parcel ID #
Grantee(s) SS #

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001088103 1 PG
2001 JUN 22 12:35 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#057949
Doc Stamp-Deed: 385.00

REC 6.00
DUES 385.00

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated JUNE 19, 2001 by
CARA DEVITA, NOW KNOWN AS CARA DEVITA OVERBECK



whose post office address is
1680-B S. Jamiami Mail, Venice FL 34293

hereinafter called the GRANTOR, to
ROBERT H. FELMAN and JANETTE P. FELMAN, husband and wife
whose post office address is 887 MORGAN TOWN WAY, VENICE, FL 34292

~~PORTION OF LOT 13 VENICE AVENUE COMMERCIAL SUBDIVISION VENICE FL~~
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 13, VENICE AVENUE COMMERCIAL SUBDIVISION, according to the Plat thereof as recorded in Plat Book 33, Page 21 thru 21D, of the Public Records of Sarasota County, Florida, less and except the following described portion:

Beginning at the Southwest corner of said Lot 13; thence N.00DEG18'44"E along the West line of said Lot 13, 223.37 feet, more or less, to the centerline of an existing canal; thence leaving said West line of Lot 13, and along said Centerline, the following two (2) courses: N.87DEG56'56"E., 60.92 Feet; thence S.88DEG08'58"E, 54.15 feet, more or less, to the East line of said Lot 13; thence leaving centerline and along said East line S.00DEG18'44"W., 224.43 feet, more or less, to the North right-of-way line of East Venice Avenue (120' right-of-way), also being the South line of said Lot 13; thence along said South line N.89DEG41'16"W., 115.00 feet to the point of beginning.
All lying in Section 8, Township 39 South, Range 19 East, Sarasota County, Florida.

Grantor hereby warrants that the property described in this instrument is not her constitutional homestead as provided by the Florida Constitution.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2001 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

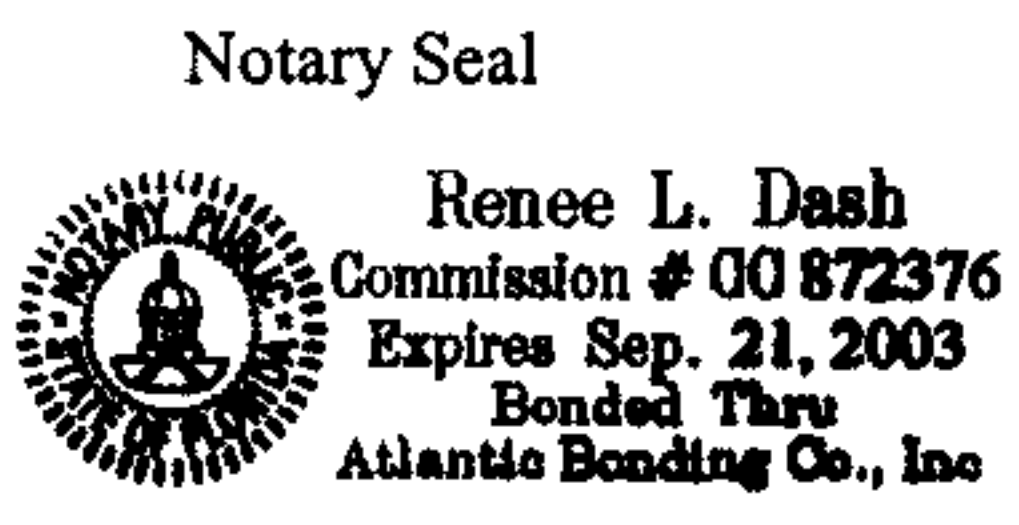
SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES

Signature Renee L Dash
Print Name. Witness #1 Renee L Dash
Signature Thomas C Sivertsen
Print Name Witness #2 THOMAS C SIVERTSEN

Cara Devita Overbeck
CARA DEVITA OVERBECK

State of Florida
County of Sarasota

I am a notary public of the State of Florida and my commission expires 09/21/03
THE FOREGOING INSTRUMENT was acknowledged before me on JUNE 19, 2001 by
CARA DEVITA, NOW KNOWN AS CARA DEVITA OVERBECK
who is personally known to me or who has produced driver license as identification and who did take an oath.



Signature. Renee L Dash
Print Name Renee L Dash Notary Public