

Prepared By Lynne Ebert
Chelsea Title Company
189 Center Road
Venice, FL 34292
incidental to the issuance of a title insurance policy
File Number 01-2155
Parcel ID # 0165-16-0021
Grantee(s) SS # 59-2562488

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001141007 2 PGS
2001 OCT 02 12:56 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KOBBERG Receipt#090509



**WARRANTY DEED
(INDIVIDUAL)**

Doc Stamp-Deed: 3,500.00

REC 10.50
DOCS 3500.00

This WARRANTY DEED, dated SEPTEMBER 26 2001 by
GARRY BATTAGLIA, A MARRIED MAN
whose post office address is P.O. Box 522 LAUREL, FL 34275

hereinafter called the GRANTOR, to
G & R BUILDERS OF DISTINCTION, INC., a Florida Corporation
whose post office address is

107 CORPORATION WAY VENICE FL 34292 P.O. Box 522 LAUREL RD, NOKUMIS, FL 34272

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
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Grantor hereby warrants that the property described in this instrument is not his 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 [Signature]
Print Name Witness # 1

[Signature]
GARRY BATTAGLIA

Signature [Signature]
Print Name Witness # 2 KATHERINE B EBERT

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 SEPTEMBER 26, 2001 by
GARRY BATTAGLIA, A MARRIED MAN
who is personally known to me or who has produced driver license as identification and who did take an oath

Notary Seal



KATHERINE B. EBERT
Notary Public, State of Florida
My Comm. Exp. May 09, 2003
Comm. No. CC 833060

Signature [Signature]
Print Name _____
Notary Public

File Number 01-9944

Agent/Branch Number 4030*01-2155

EXHIBIT "A"

1500 ft. more or less East of US 41 and North of Laurel Road, more particularly described as follows:

An undeveloped lot on the North side of Laurel Rd., located across from the "old" Nokomis Post Office, between addresses 309 and 345 Laurel Rd., approx. 100 ft. by 250 ft., legally described as:

Starting at the Southwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 38 South, Range 18 East, run thence Westerly 300 feet along the South line of said Section 25 to a point; Thence to the right 90 degrees, a distance of 20 feet to a point on the North boundary line of Laurel Road for a point of beginning; thence continue North 250 to a point; thence to the left 90 degrees, a distance of 100 feet to a point; thence to the left 90 degrees, a distance of 250 feet to a point on the North boundary line of Laurel Road; thence to the left 90 degrees, a distance of 100 feet to the point of beginning, lying and being in Sarasota County, Florida.

RECORDERS MEMO Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received