8.30 / 189 McDaniel Ball

WARRANTY DEED

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001162312 1 PG
2001 NOV 08 05:33 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#107477
Doc Stamp-Deed: 0.70

This WARRANTY DEED, dated this 30 th day of October, 2001, by **Alexander E. Struzziero, Trustee of Sun State Florida Nominee Trust, A.D.T. dated August 16,** 2001, recorded in Public Records of Sarasota Registry of Deeds in ~~Book~~ _____, ~~Page~~ 2001135970, hereinafter called the **GRANTOR** whose address is: 1 Robinson Road, Westford, Massachusetts 01886 **and**

Alex F. Struzziero and Patricia Struzziero, Husband and Wife, hereinafter called **GRANTEE,** whose post office address is: 1 Robinson Road, Westford, Massachusetts 01886, and

(Wherever used herein the "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the 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 the certain land situate in Sarasota County, Florida, viz:

Lots 1, 2, 29 and 30, Block B, HARBOR OAKS, according to the plat thereof, recorded in Plat Book 2, Page 44 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.

2001162312

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: Jeanne K Dery
Print Name: Jeanne K. Dery

Signature: Lois Bradbury
Print Name: Lois Bradbury

Grantor:

Alexander E. Struzziero
Alexander E. Struzziero, Trustee

STATE OF ~~FLORIDA~~ MASSACHUSETTS

MIDDLESEX ss.

OCTOBER 30, 2001

Then personally appeared the above named, Alexander E. Struzziero, Trustee as aforesaid, and acknowledged the foregoing to be his free act and deed, before me,

Jeanne K Dery
, Notary Public

My commission expires: 09-29-06

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