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Prepared By and Return To:
Marlene Daniels
Fidelity National Title Insurance Company of New York
2975 Bee Ridge Road, Suite A
Sarasota, FL 34239

File No. 01-004-201285

Property Appraiser's Parcel I.D.(folio) Number(s)

SS#: _____

15.00
574.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001162945 3 PGS
2001 NOV 09 03:25 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
FMILLER Receipt#104054
Doc Stamp-Deed: 574.00

2001162945

WARRANTY DEED

THIS WARRANTY DEED dated October 30, 2001, by Sheldon D Benner hereinafter called the grantor, to Anne Marie Minicucci, a single woman whose post office address is 29 Harborview Drive , Sag Harbor, New York 11963, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the 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 the certain land situated in Sarasota County, Florida, viz:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining

TO HAVE AND TO HOLD the same in fee simple forever.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

AND the grantor hereby covenants with said grantee that 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

OFFICIAL RECORDS INSTRUMENT # 2001162945 3 pgs

File No 01-004-201285
Title Order No. 00201285

EXHIBIT ONE

Condominium Parcel: Unit No. 706, of Central Park II, a Condominium, according to the plat thereof recorded in Condominium Plat Book 31, page(s) 46, as may be amended, and being further described in that certain Declaration of Condominium recorded in O.R. Book 2963, page 143 et seq., together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made and together with an undivided interest or share in the common elements appurtenant thereto. All as recorded in the Public Records of Sarasota County, Florida

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

George R Gibson
(Witness Signature)

GEORGE R GIBSON
(Print Name of Witness)

R Travell
(Witness Signature)

RONALD E TRAVELL
(Print Name of Witness)

Sheldon D. Benner
Sheldon D Benner

65 Sussex Ave
Toronto, Ont. M5S 1J8 416 923-3414
(Address and Phone Number)

~~STATE of~~ PROVINCE OF ONTARIO

~~COUNTY of~~ REGION OF PEEL

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared Sheldon D. Benner

~~to me known to be the person(s) described in or who~~ has/have produced ONT. LICENSE # B2559-70523-50710 as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of October, 2001.

Notary Signature

LEONARD JOSEPH MIKULICH
Printed Notary Name

My commission expires: FOR LIFE.

Leonard J MIKULICH, City Clerk
Commissioner for taking Affidavits
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2