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This Instrument Prepared
Without Examination of Title
By Greg A Betterton, Esquire
981 Ridgewood Avenue, Suite 101
Venice, Florida 34292

PARCEL #: 0410-03-0072

WARRANTY DEED



THIS INDENTURE, made this 24th day of January, 2002, by and between ROBERT H FELMAN and JANETTE P FELMAN, husband and wife, whose post office address is 887 Morgan Towne Way, Venice, Florida 34292, of the County of Sarasota, State of Florida, Grantor and CREEKSIDE GASTROENTEROLOGY, L L C , whose post office address is 887 Morgan Towne Way, Venice, Florida 34292 of the County of Sarasota, State of Florida, Grantee

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars (\$10 00) and other good and valuable considerations paid to Grantor by Grantee, the receipt of which is acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to wit

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 their constitutional homestead as provided by the Florida

Constitution.

SUBJECT TO covenants, restrictions, easements of record and taxes for the year 2002 and subsequent years

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever "Grantor" and "Grantee" are used for singular or plural, as contest requires

IN WITNESS WHEREOF, Grantor has signed this instrument the day and year first above written

Signed, sealed and delivered
in our presence

Sue Ann Herzog
Witness
SUE ANN HERZOG
Print Name

AJ Bitt
Witness
GAIL BRITTON
Print Name

Sue Ann Herzog
Witness
SUE ANN HERZOG
Print Name

Marilyn Scott
Witness
MARILYN SCOTT
Print Name

Robert H. Felman
ROBERT H FELMAN

Janette P. Felman
JANETTE P FELMAN

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 24th day of January, 2002 by ROBERT H FELMAN and JANETTE P FELMAN who are personally known to me or who have _____, as identification and who did take an oath

Sue Ann Herzog
Notary Public

Commission Number
My Commission Expires

