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INSTRUMENT # 200211680 3 2 PGS
2002 JUL 18 05:31 PM
KAREN E. RUSHING
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SARASOTA COUNTY,FLORIDA
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Doc Stamp-Deed: 490.00

THIS INSTRUMENT PREPARED BY:
John D Dumbaugh, Esq
SYPRETT, MESHAD, RESNICK & LIEB
1900 Ringling Blvd.
Sarasota, FL 34236
File No: 18643.001

2002116803

PARCEL I.D #2035040006

WARRANTY DEED

THIS WARRANTY DEED made the 16th day of July, 2002, by **RONALD HOUSE,** hereinafter called the grantor, whose post office address is 4332 Hymount Ave. Sarasota, FL 34231, to **ONE FLORIDA LEGAL INVESTMENTS, INC., a Florida corporation,** whose post office address is 401 N. Cattlemen Rd., Sarasota, FL 34232, 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 corporation)

WITNESSETH That the grantor, for and in consideration of the sum of Ten and No/100 DOLLARS ($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:

AN UNDIVIDED 1/6 INTEREST IN AND TO THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Grantor herein hereby certifies that the above described property does not constitute his homestead, nor the homestead of any member of his family, nor is it contiguous thereto

Subject to reservations, easements of record, governmental zoning, rules and regulations; taxes and assessments for the current and subsequent years

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 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

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

WITNESSES:

Print Name James J. Dixo

Print Name Suzanne Melley Gerdes

Ronald House
Ronald House

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by Ronald House, who is/are personally known to me ~~or has produced~~ _____ as identification.

Witness my hand and official seal in the county and state last aforesaid this 16th day of July, 2002

(SEAL)

James A Granoski
Notary Public
Name: _____
Serial #: _____
Commission Expires: _____

James A Granoski
My Commission CC914304
Expires February 28, 2004

EXHIBIT "A"

Lots 1 to 19, both inclusive, less the West 18,1 feet of Lots 1 to 5, both inclusive, and less the North 10 feet of Lots 1, 6, 7, 8, 9, 10, 11 and 12, inclusive, of Block "B" of Liddell Estates, according to the plat thereof, recorded in Plat Book 1, Page 46 of the Public Records of Sarasota County, Florida; being more particularaly described as follows:

Commencing at the intersection of the centerlines of U.S. Highway #41, and Bahia Vista Street, said intersection being the northwest corner of the northwest 1/4 of the southwest 1/4 of Section 29, Township 36 South, Range 18 East; thence S00° 42' 40" E along the centerline of said highway U.S. #41, a distance of 30 feet to a point on the westerly projection of the southerly boundary of Bahia Vista Street; thence S 89° 50' 10" E, along said westerly projection of southerly boundary of Bahia Vista Street, a distance of 50 feet to a point on the easterly boundary of U.S. Highway #41; thence S 00° 42' 40" E, along said easterly boundary of U.S. Highway #41, a distance of 345 feet for a point of beginning; thence S 89° 50' 10" E, a distance of 545 feet to a point on the westerly boundary of East Avenue; thence S 00° 42' 40 E, along the westerly boundary of East Avenue, a distance of 265.5 feet to a point on the northerly boundary of Prospect Street; thence N 89° 50' 10" W, a distance of 545 feet to a point on the easterly boundary of U.S. Highway #41; thence N 00° 42' 40" W, along said easterly boundary of U.S. Highway #41, a distance of 265.5 feet to the Point of Beginning.