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This instrument prepared by
Upon recording return to
J KEVIN DRAKE, ESQ
DOCLEY & DRAKE, P A
14 First Street
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002134213 2 PGS
2002 AUG 16 04:10 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#206325

Doc Stamp-Deed: 2,520.00



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WARRANTY DEED

(Statutory Form - FS 689.02)

THIS INDENTURE, made August 9, 2002, between DORIS S. VAN NOSTRAND, THE UNREMARIED SPOUSE OF JOHN L. VAN NOSTRAND, DECEASED, INDIVIDUALLY AND AS TRUSTEE OF THE DORIS S. VAN NOSTRAND REVOCABLE TRUST UNDER AGREEMENT DATED APRIL 19, 1990, party of the first part, whose address is 7608 Westmoreland Drive, Sarasota, Florida 34243, and ROBERT MORRIS AND SUZANNE MORRIS, Husband and Wife, party of the second part, whose address is 1743 Alta Vista Street, Sarasota, FL 34236,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \$10 00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described property, to wit

SEE EXHIBIT "A" ATTACHED HERETO

(For Information Only: Property Appraiser's Parcel Identification Number is 2028-03-0015; 2028-03-0007; 2028-03-0009; 2028-03-0005)

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered in the presence of

Sign

Print

Print

Sign

Sign

Doris S. Van Nostrand (Seal)
DORIS S. VAN NOSTRAND, THE UNREMARIED
SPOUSE OF JOHN L. VAN NOSTRAND, DECEASED
INDIVIDUALLY AND AS TRUSTEE OF THE DORIS S.
VAN NOSTRAND REVOCABLE TRUST UNDER
AGREEMENT DATED APRIL 19, 1990

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 9th day of August, 2002, by DORIS S. VAN NOSTRAND, THE UNREMARIED SPOUSE OF JOHN L. VAN NOSTRAND, DECEASED INDIVIDUALLY AND AS TRUSTEE OF THE DORIS S. VAN NOSTRAND REVOCABLE TRUST UNDER AGREEMENT DATED APRIL 19, 1990 who is personally known to me or who produced FLORIDA DRIVERS LICENSE as identification and who did not take an oath

NOTARY PUBLIC:

Sign

Print

State of Florida at Large

My commission expires

My commission number is

Nancy M Reeves
NANCY M REEVES

{NOTARIAL SEAL}



Nancy M Reeves
My Commission DD003337
Expires April 10 2005

"EXHIBIT A"

Parcel 1. Lots 1, 2, 3 and 4, Block B-1, East Addition to City of Sarasota and the Easterly 75 feet of Lots 1, 2, 3 and 4 of Block A-1, East Addition to City of Sarasota, as per plat thereof recorded in Plat Book 1, page 120, of the Public Records of Sarasota County, Florida.

Parcel 2. That portion of Mango Avenue bounded on the West by the easterly lot lines of Lots 1 to 4, inclusive, Block A-1, East Addition to Sarasota, as per plat thereof recorded in Plat Book 1, page 120, Public Records of Sarasota County, Florida; bounded on the east by the westerly line of Lots 1 to 4, inclusive, Block B-1, of said subdivision; bounded on the north by a line from the northeast corner of Lot 1, Block A-1, to the northwest corner of Lot 1, Block B-1, of said subdivision; and bounded on the south by a line from the southeast corner of Lot 4, Block A-1, to the southwest corner of Lot 4, Block B-1, of said subdivision; said portion of said right-of-way being a part thereof lying east of the property described as: The Easterly 75 feet of Lots 1, 2, 3 and 4, Block A-1, East Addition to Sarasota, as per plat thereof recorded in Plat Book 1, page 120, Public Records of Sarasota County, Florida.
