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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002196209 2 PGS
2002 NOV 25 05:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KRICE Receipt#246402
Doc Stamp-Deed: 1,161.30

This Instrument Prepared By:
Alison H. Haskins, Esquire
Abel, Band, Russell, Collier,
Pitchford & Gordon, Chartered
P.O. Box 49948
Sarasota, FL 34230-6948



Return to: Abel, Band, et al D. H.

WARRANTY DEED

This Warranty Deed is made by Erma Patnik, a single woman, as to an undivided 42.86% interest ("Grantor") to L & B Realty, LLC, a Florida limited liability company, whose Tax Payer Identification Number is _____, and whose post office address is 2501 South Tamiami Trail, Sarasota, FL 34239 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 1, LESS the West 17 feet thereof, and Lot 2, Block J, GROVE
LAWN SUBDIVISION, according to the plat thereof, recorded in
Plat Book 4, Page 67, of the Public Records of SARASOTA County,
Florida.

The Property Appraiser's Parcel Identification Number of the above described real property is 0056-05-0016.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 18th day of November, 2002.

INSTRUMENT # 2002196209
2 PGS

WITNESSES:

Alison L. Hosmer
Print Name Alison L. Hosmer

David S. Bond
Print Name David S. Bond

Erma Patnik
Erma Patnik
Address 7472 Dickens Drive
Sarasota, FL 34231

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 18th day of November, 2002, by Erma Patnik.

ALISON L. HOSMER
MY COMM. EXP. 3-11-2003
BONDED BY SERVICE INS.
NO. CC816571
 PERSONALLY KNOWN () OTHER I.D.

Alison Hosmer
Notary Public
Print Name: ALISON L. HOSMER
My Commission Expires: _____

Personally Known _____ (OR) Produced Identification _____
Type of identification produced _____

(ALH/dh-8406-4\WD.3)