

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002197676 2 PGS
2002 NOV 26 06:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DMANNING Receipt#247302

Prepared by and return to:

Jerome S. Levin
Attorney at Law
Levin, Tannenbaum, Wolff, Band, Gates & Pugh
1680 Fruitville Road Suite 102
Sarasota, FL 34236

Parcel ID # 504-16-0031
File No.: 815.8044.02b
Will Call No.: 226/car

Doc Stamp-Deed: 423.50



REC-10.50
O/S 423.50

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of November, 2002 between

Darlene Plank, a single woman

whose post office address is PO Box 1734 Englewood FL 34255, grantor, and

Lawrence E. Delaney and Lisa L. Delaney, husband and wife

whose post office address is 260 West Union St. Burlington NJ, grantee:

08016

(Whenever 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, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County Florida** to-wit:

See Exhibit "A" attached hereto.

Subject to taxes for 2002 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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 he grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: JEROME S. LEVIN

Witness Name: _____

Darlene Plank (Seal)
Darlene Plank

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 22nd day of November, 2002 by Darlene Plank, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Jerome S. Levin
Notary Public

Printed Name: _____

My Commission Expires: _____

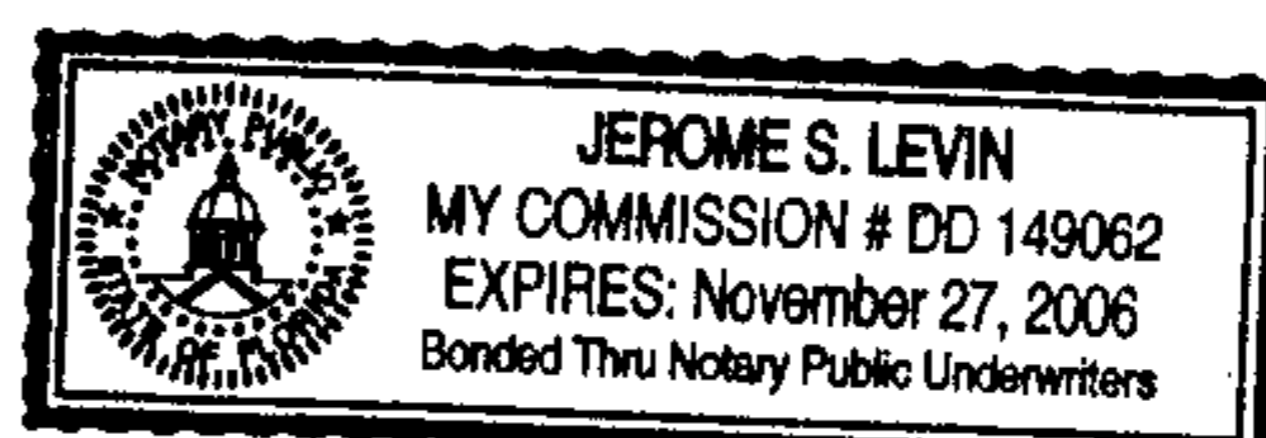


EXHIBIT A

INSTRUMENT # 2002197676
2 PGS

Parcel 2(B)

A portion of Lot 2, TYLER AND DARLING'S ADDITION TO ENGLEWOOD as per Plat thereof recorded in Plat Book 1, Page 59, of the Public Records of Sarasota County, Florida described as follows:

Begin at the Northeast Corner of Lot 2, TYLER AND DARLING'S FIRST ADDITION TO ENGLEWOOD; thence N 88°16'21" W along the north line of said Lot 2 a distance of 185.08 feet; thence S 12°20'13" E a distance of 108.19 feet to the south line of said Lot 2, thence S 86°49'51" E a distance of 184.99 feet to the westerly right-of-way line of McCall Road (50' right-of-way); thence N 11°40'40" W a distance of 110.00 feet to the Point of Beginning.

SUBJECT to an easement for the purpose of ingress and egress over the North 15.00' of the above described parcel.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

Commence at the Northeast Corner of Lot 1, TYLER AND DARLING'S FIRST ADDITION TO ENGLEWOOD recorded in Plat Book 1, Page 59, Public Records of Sarasota County, Florida; thence N 86°49'51" W along the North line of Lot 1 a distance of 70.27' to the Point of Beginning; thence S 03° 10' 09" W leaving said North line of Lot 1 a distance of 3.54'; thence N 84° 29' 23" W a distance of 45.73'; thence N 03° 10' 09" E a distance of 1.67' to a point on the North line of Lot 1; thence S 86° 49' 51" E along said North line of Lot 1, a distance of 45.69' to the Point of Beginning, subject to the reverter clause in the Instrument of conveyance #2001155985.