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Incl 995.00
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003021425 2 PGS
2003 FEB 04 11:38 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DMANNING Receipt#273863

Prepared by and return to:
ROBERT J. DeBOER
Attorney at Law
KANETSKY, MOORE & DEBOER, P.A.
227 Nokomis Avenue South
Venice, FL 34285
941-485-1571
File Number: 13743.01
Will Call No.: 180

Doc Stamp-Deed: 1,995.00

Parcel Identification No. 451-01-0005



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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 3rd day of February, 2003 between ANN McDONALD, JANE McDONALD and JOHN C. McDONALD, as tenants in common, whose post office addresses, respectively, are 2299 Capri Drive, Clearwater, FL 33763 of the County of Pinellas, State of Florida, Reflections 7Q, 205 S.W. 75th St., Gainesville, FL 32607, of the County of Alachua, State of Florida, and 10007 S. Tamiami Trail, North Port, FL 32607, of the County of Sarasota, State of Florida, grantor*, and

EDWIN T. WUDYKA and KATHERINE D. WUDYKA, husband and wife, whose post office address is 1046 Ruisdael Circle, Nokomis, FL 34275 of the County of Sarasota, State of Florida, grantee*,

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:

Starting at the Northeast corner of Lot 11079, Unit #42, SOUTH VENICE SUBDIVISION, as recorded in Plat Book 7, page 3, Public Records of Sarasota County, Florida, run N 55-50-50 E along the Southerly R/W line of Short Drive 200 feet to an intersection with the Westerly R/W line of the Tamiami Trail (U.S. #41); thence S 34-09-10 E along the Westerly R/W line of said Tamiami Trail 200 feet for a Point of Beginning; thence continue S 34-09-10 E along Westerly R/W line of Tamiami Trail 100 feet; thence S 55-50-50 W 200 feet; thence N 34-09-10 W 100 feet; thence N-55-50-50 E 200 feet to the Point of Beginning; all lying and being in Sections 20 and 29, Township 39 South, Range 19 East, in Sarasota County, Florida; LESS that portion taken for S.R.D. purposes as set forth in instrument recorded in Official Records Book 989, page 1111, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the current year.

The grantors warrant and covenant that the above-described property does not constitute the homestead of the grantors, nor is it contiguous thereto.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

13743.01
↑
RETURN TO
KANETSKY, MOORE
& DEBOER, P.A.

INSTRUMENT # 2003021425
2 PGS

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: R. J. De Boer

Ann McDonald (Seal)
ANN McDONALD

[Signature]
Witness Name: Rhonda D. Burns

[Signature]
Witness Name: Gloria K. Washington

Jane McDonald (Seal)
JANE McDONALD

[Signature]
Witness Name: GLORIA JONES

[Signature]
Witness Name: R. J. De Boer

John C. McDonald (Seal)
JOHN C. McDONALD

[Signature]
Witness Name: Rhonda D. Burns

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of January, 2003 by JANE McDONALD, who is personally known or has produced _____ as identification.

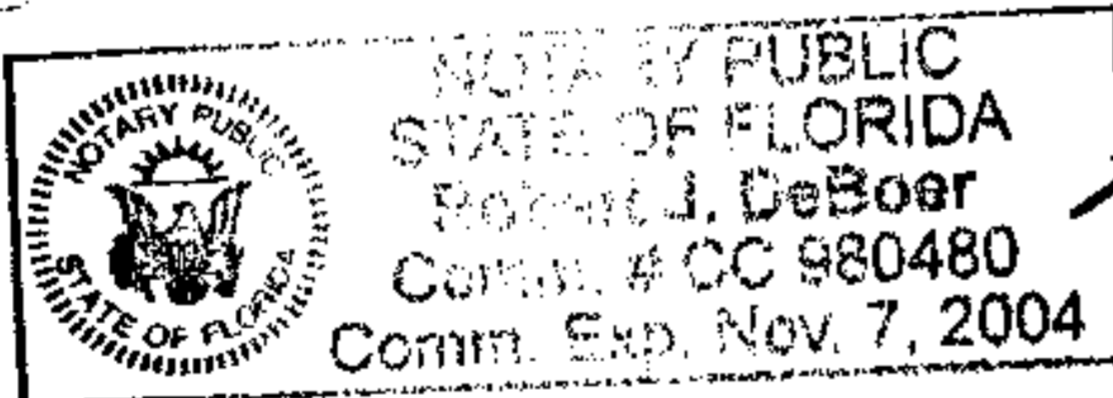


Terry A. Holder
MY COMMISSION # CC969261 EXPIRES
October 18, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Terry A. Holder
Printed Name: Terry A. Holder
Notary Public
My Commission Expires: 10/18/04

State of Florida
County of Sarasota

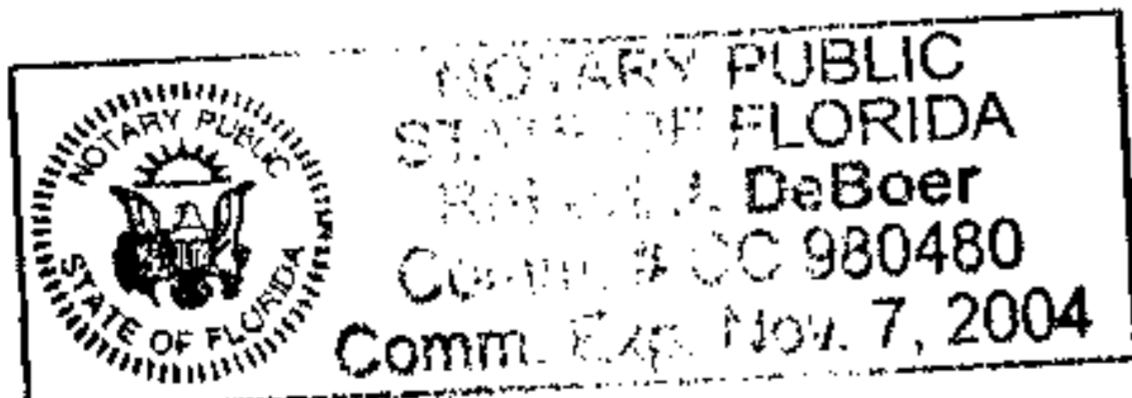
The foregoing instrument was acknowledged before me this 3rd day of February, 2003 by ANN McDONALD, who is personally known or has produced a driver's license as identification.



[Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 3rd day of February, 2003 by JOHN C. McDONALD, who is personally known or has produced a driver's license as identification.



[Signature]
Printed Name: _____
Notary Public
My Commission Expires: _____