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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#301930
Doc Stamp-Deed: 2,940.00

Prepared by and return to:
Cathy A. Sarley

Superior Service Title, Inc. ✓
6570 - 30th Avenue North
St. Petersburg, FL 33710-3233

File Number: 1697
Will Call No.:



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Warranty Deed

This Warranty Deed made this 7th day of April, 2003 between Robert J. Cordovez and Theresa M. Cordovez, husband and wife whose post office address is 1021 Humboldt Street, Englewood, FL 33555, grantor, and Gulf Breeze Framing, Inc., a Florida corporation whose post office address is 1207 U.S. 41 By-Pass South, Venice, FL 34292, grantee:

(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:

Commence at the Southeast corner of Lot 11050, Unit 42, SOUTH VENICE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 7, Page 3, of the Public Records of Sarasota County, Florida; thence North 34° 09' 10" West 250 feet for a P.O.B; thence North 55° 50' 50" East 200 feet to an intersection with the Westerly R/W Line of the Tamiami Trail; thence N 34° 09' 10" East 75 feet to P.O.B; all lying and being in Sections 28 and 29, Township 39 South, Range 19 East, Sarasota County, Florida, LESS that part taken by the State Road Department.

Parcel Identification Number: 449040062

Subject to taxes for 2003 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.
SUBJECT TO a Purchase Money First Mortgage, given by Grantee to Grantor, securing the original principal sum of \$370,000.

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, except taxes accruing subsequent to **December 31, 2002.**

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:

[Signature]
Witness Name: Corei McLean

[Signature]
Witness Name: Bradley W. Lang

[Signature]
Witness Name: Corei McLean

[Signature]
Witness Name: Bradley W. Lang

[Signature] (Seal)
Robert J. Cordovez

[Signature] (Seal)
Theresa M. Cordovez

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 7th day of April, 2003 by Robert J. Cordovez and Theresa M. Cordovez, who are personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public, State of Florida
Printed Name: _____
My Commission Expires: _____



Bradley William Lang
Commission # DD 035292
Expires June 30, 2005
Bonded Thru
Atlantic Bonding Co., Inc.