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INSTRUMENT # 2003081828 4 PGS
2003 APR 29 04:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
JPENA Receipt#311136
Doc Stamp-Deed: 2,642.50

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This Instrument Prepared By And
After Recording Return To:
Robert W. Darnell, Esq.
HANKIN, PERSSON, DAVIS,
McCLENATHEN & DARNELL
1820 Ringling Blvd.
Sarasota, Florida 34236
(941) 365-4950



WARRANTY DEED

THIS WARRANTY DEED, executed this 18th day of April, 2003, by CRAIG WILLIAM ABBOTT, a married man, and MICHAEL LEE ABBOTT, a married man, whose addresses are 3508 E. Laurel Road, Nokomis, FL 34275, hereinafter referred to as "first party," to M & C INVESTMENTS CORPORATION OF SARASOTA, a Florida corporation, whose post office address is 3508 E. Laurel Road, Nokomis, FL 34275, hereinafter referred to as "second party".

(Wherever used herein the term "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to easements, restrictions and reservations of record.

This property does not constitute the homestead of the first party/grantor.

THIS WARRANTY DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN EXAMINATION OF TITLE.

Parcel I.D. #0387-01-0006

First party hereby covenants with second party that first party is lawfully seized of the property in fee simple; that first party has good right and lawful authority to sell and convey the property; that first party hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

WITNESSES:

Gary J. Tesar
Print Name: Gary J. Tesar

Pat West
Print Name: PAT WEST

Craig William Abbott
CRAIG WILLIAM ABBOTT
Address: 3508 E. Laurel Road
Nokomis, FL 34275

Gary J. Tesar
Print Name: Gary J. Tesar

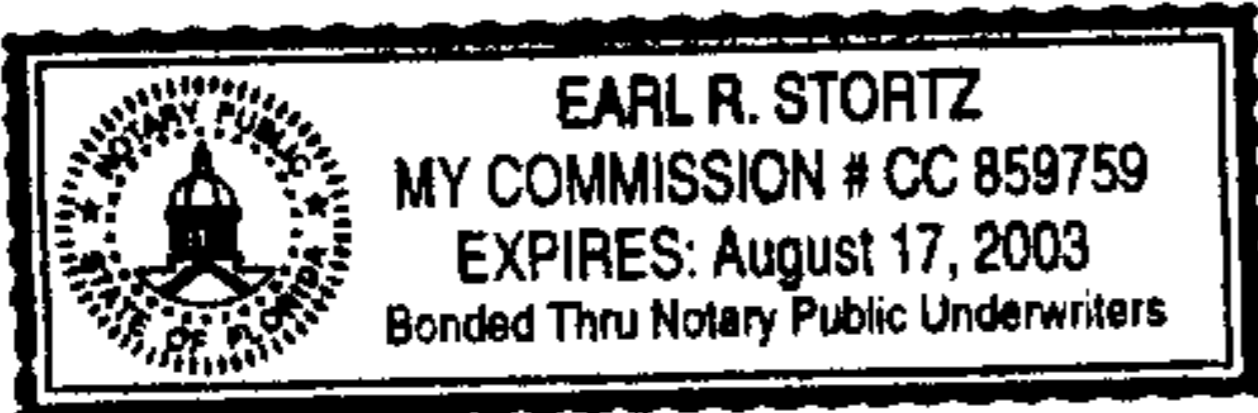
Pat West
Print Name: Pat West

Michael Lee Abbott
MICHAEL LEE ABBOTT
Address: 3508 E. Laurel Road
Nokomis, FL 34275

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4 PGS

STATE OF FLORIDA
COUNTY OF SARASOTA

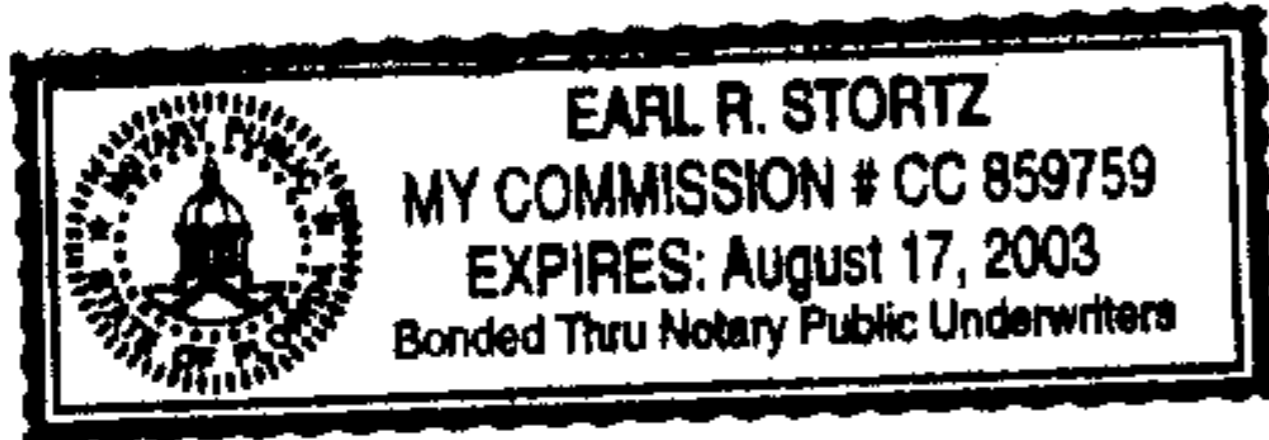
The foregoing instrument was subscribed and sworn to before me by CRAIG WILLIAM ABBOTT, who is personally known to me and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed, this 18th day of April, 2003.



Earl R. Stortz
Print Name: EARL R. STORTZ
Notary Public, State of Florida
My commission expires:

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was subscribed and sworn to before me by MICHAEL LEE ABBOTT, who is personally known to me and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed, this 18th day of April, 2003.



Earl R. Stortz
Print Name: EARL R. STORTZ
Notary Public, State of Florida
My commission expires:

EXHIBIT "A"

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Commence at the North East corner of Section 33, Township 38 South, Range 19 East, County of Sarasota, thence South 1 degree 03'08" East 553 93 feet to the Point of Beginning, thence continue South 1 degree 03'08" East 788 25 feet to the South East corner of the North East 1/4 of the North East 1/4 of said Section 33, thence North 89 degrees 08'04" West, 325 feet along the South line of said North East 1/4 of the North East 1/4, thence North 1 degree 03'08" West, 552 79 feet, thence South 89 degrees 33'25" East 162 47 feet, thence North 1 degree 03'08" West, 233 07 feet, thence South 89 degrees 33'25" East 162 46 feet to the Point of Beginning Less land conveyed to the City of Venice in O R. Book 2114, Pages 1539 and 1541 Together with a perpetual appurtenant easement, 20 feet in width, for vehicular ingress and egress, the centerline thereof being described as follows Commence at the North East corner of Section 33, Township 38 South, Range 19 East, thence North 89 degrees 33'25" West, 10 feet to the Point of Beginning (North terminus lying on centerline of Laurel Road extension) thence South 1 degree 03'08" East, 553 93 feet to the South terminus of said easement And together with the non-exclusive ingress and egress easements reserved in Deeds recorded in Official Records Book 2114, Pages 1539 and 1541

Less and except that portion sold and conveyed in Official Records Instrument Number 2000048339, of the Public Records of Sarasota County, Florida