

WARRANTY DEED

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003150378 1 PG
2003 JUL 29 01:09 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#353846
Doc Stamp-Deed: 0.70

This WARRANTY DEED, dated this 17th day of July, 2003, by

Alex F. Struzziero and Patricia Struzziero, Husband and Wife, hereinafter called the GRANTOR,
whose post office address is: 1 Robinson Road, Westford, Massachusetts 01886, and

Alexander E. Struzziero, Trustee of Sun State Florida Nominee Trust, dated August 16, 2001, recorded in Public Records of Sarasota Registry of Deeds as Instrument #2001131910 on September 13, 2001, hereinafter called the GRANTEE

whose address is: 1 Robinson Road, Westford, Massachusetts 01886

(Wherever used herein the "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the assigns of corporations.)

WITNESSETH that the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remises, releases, conveys and confirms unto the GRANTEE, all the certain land situate in Sarasota County, Florida, viz:

Lots 1, 2, 29 and 30, Block B, HARBOR OAKS, according to the plat thereof, recorded in Plat Book 2, Page 44 of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

WITNESSES:

Signature: Catherine N. O'Malley

Print Name: Catherine N. O'Malley

Signature: Catherine N. O'Malley

Print Name: Catherine N. O'Malley

Grantor:

Alex F. Struzziero

Alex F. Struzziero a/k/a

Alex E. Struzziero

Patricia Struzziero

Patricia Struzziero

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

July 17, 2003

Then personally appeared the above named, Alex F. Struzziero and Patricia Struzziero, and acknowledged the foregoing to be their free act and deed, before me,

✓ Canagher & Fox PC

Linda H. Scarpati
Linda H. Scarpati, Notary Public
My commission expires: 01/16/09

h/cno/deeds/warranty/struzziero.8



2003150378