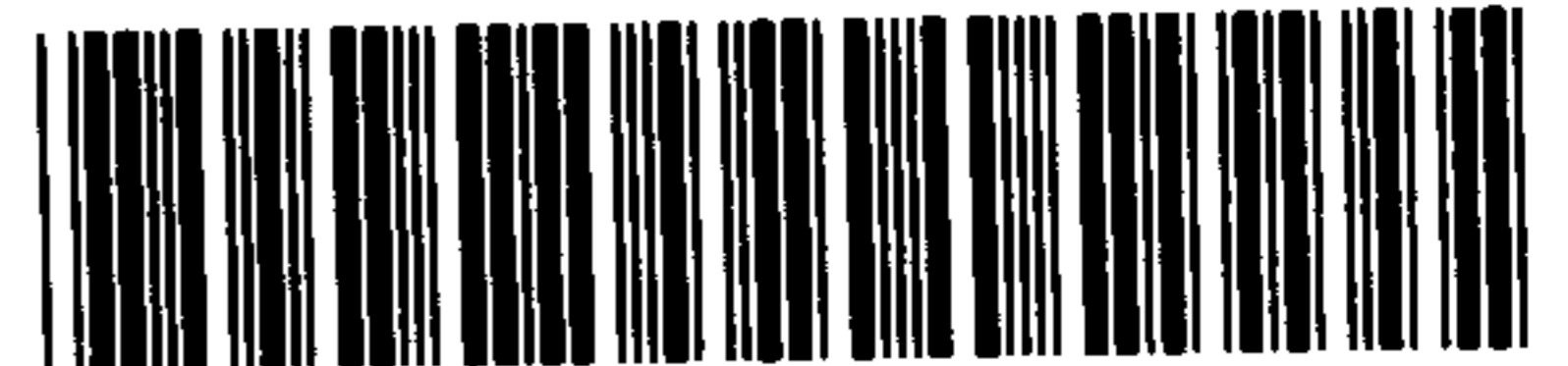


RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003156081 1 PG
2003 AUG 05 02:04 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#357146
Doc Stamp-Deed: 402.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Deborah S. Greene
SafeTitle Company
14580-A Tamiami Trail
North Port, Florida 34287
Our File No.: **DN02-816**
Property Appraisers Parcel Identification (Folio) Numbers:
997-16-001
Grantee SS #:



2003156081

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 4th day of Aug, 2003 by **TERRY L. MILLER and VINCENT J. COOPER, A SINGLE MAN**, herein called the grantors, whose address is **P.O. BOX 728, ENGLEWOOD, FL 34295**, to **RUSSELL ROFF, a single man** whose post office address is **6259 MORNING AVENUE, NORTH PORT, FL 34287**, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in SARASOTA County, State of Florida, viz:

LOT 1, BOLANDER RIVERSIDE SUBDIVISION, BEING A REPLAT OF TRACT A, 42ND ADDITION TO PORT CHARLOTTE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 36 AND 36A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

GRANTORS HEREIN COVENANT THAT THE ABOVE DESCRIBED PROPERTY IS VACANT UNIMPROVED LAND AND NOT THEIR HOMESTEAD.

Subject to easements, restrictions and reservations of record and to taxes for the year 2001 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2001.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Terry L. Miller
TERRY L. MILLER

L.S.

Vincent J. Cooper
VINCENT J. COOPER

L.S.

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this 4th day of Aug, 2003 by **TERRY L. MILLER and VINCENT J. COOPER** who are personally known to me or have produced personal as identification.

SEAL

Kelly A. Cahoo
Notary Signature

Printed Notary Signature

KELLY A. CAHOO

Notary Public, State of Florida

My Commission Expires, Dec. 28, 2005

Com. No. DD076656

My Commission Expires: