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This instrument prepared by:  
Upon recording return to:  
J. KEVIN DRAKE, ESQ.  
DOOLEY & DRAKE, P.A.  
1432 First Street  
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2003177694 1 PG  
2003 SEP 03 12:13 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CFOLKINS Receipt#369571

Doc Stamp-Deed: 1.673.00



6.00  
1673.00  
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1679.00

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**WARRANTY DEED**  
(Statutory Form - FS 689.02)

THIS INDENTURE, made September 2, 2003, between **SUSAN O'BRIEN**, an unmarried widow, party of the first part, whose address is 201 W. Laurel Street, Unit 1012, Tampa, FL 33602, and **NICHOLAS J. MELONE AND MAURICE DENTICI**, AS TENANTS IN COMMON, party of the second part, whose address is 1703 Main Street, Sarasota, FL 34236,

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described property, to wit:

LOT 11 AND W 1/2 OF LOT 13, BLOCK "E", POINSETTIA PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 143, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

(For Information Only: Property Appraiser's Parcel Identification Number is 2039-08-0038).

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year.

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

Signed, sealed and delivered in the presence of:

Sign *Nancy M. Reeves*  
Print NANCY M. REEVES

Sign *Susan O'Brien* (Seal)  
Print SUSAN O'BRIEN

Sign *Lavonna Nearhouse*  
Print LAVONNA NEARHOUSE

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this September 2, 2003, by SUSAN O'BRIEN, who is personally known to me or who produced FLORIDA DRIVERS LICENSE as identification and who did not take an oath.

NOTARY PUBLIC:

Sign *Nancy M. Reeves*  
Print NANCY M. REEVES

State of Florida at Large {NOTARIAL SEAL}  
My commission expires:  
My commission number is:

Nancy M Reeves  
My Commission DD003337  
Expires April 10, 2005