

# This Warranty Deed

Made this 17th day of November, 2003 by  
**CHARLES F. HEWINS, JR. AND LINDA C. HEWINS,**  
**HUSBAND AND WIFE**

hereinafter called the grantor, to  
**PAUL F. BACIGALUPO, JR., A SINGLE PERSON**

whose post office address is:  
~~11 MORELY STREET~~ **4 MORLEY STREET**  
**NEEDHAM , MA 02492**

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2003235222 1 PG  
2003 NOV 21 03:59 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CBETHEL Receipt#403693  
Doc Stamp-Deed: 980.00



hereinafter called the grantee:

(Whenever used herein the term "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 grantor, for and in consideration of the sum of **\$10.00** 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, Florida, viz:

CONDOMINIUM UNIT 605, CENTRAL PARK II, PHASE 6, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 2963, PAGES 143 THROUGH 217, INCLUSIVE, AS AMENDED FROM TIME TO TIME, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 31, PAGES 46, 46A THROUGH 46P, INCLUSIVE, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH ANY INTEREST IN THE COMMON AREA AS SET FORTH IN SAID DECLARATION.

Subject to covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 2036-08-2605

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)  
Print Name: MARLENE DANIELS

Witness: (Signature)  
Print Name: Allison Jackson

CHARLES F. HEWINS, JR.  
5855 MIDNIGHT PASS ROAD  
SARASOTA, FL 34242

LINDA C. HEWINS  
5855 MIDNIGHT PASS ROAD  
SARASOTA, FL 34242

State of Florida  
County of SARASOTA

The foregoing instrument was acknowledged before me this 17th day of November, 2003, by **CHARLES F. HEWINS, JR. and LINDA C. HEWINS**, who is personally known to me or who has produced **DR. LICENSES** as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:



Marlene Daniels

My Commission DD0149486

Expires October 28, 2006

Prepared by and Returned to:

Marlene Daniels  
Sunbelt Title Agency  
1803 Glengary St.  
Sarasota, FL 34231  
File Number: 743031658

✓ Return To 31658 F  
**SUNBELT TITLE AGENCY**  
1803 Glengary Street  
SARASOTA, FLORIDA 34231

Incident to the issuance of a title Insurance contract.

Warrantydeed

Rev. 7/7/03

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