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Prepared without the benefit of title examination
by and return to:
Michael J. Wilson, Esq.
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004016988 2 PGS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
MGEROLMO Receipt#429208

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2004016988

WARRANTY DEED

This Indenture, made this 2nd day of January 2004, by and between **ROBERT RUMANA and ELAINE RUMANA**, husband and wife, hereinafter referred to as Grantor, whose post office address is 5880 Midnight Pass Road, Unit 501, Sarasota, Florida 34242, and **EBR, LLC,** a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 5880 Midnight Pass Road, Unit 501, Sarasota, Florida 34242.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

> Unit 523, Central Park II, a condominium according to the Declaration of Condominium recorded in Official Records Book 2933, page 143, as amended, and according to the Plat thereof recorded in Condominium Plat Book 31, page 467, as amended, all of the Public Records of Sarasota County, Florida.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

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In Witness Whereof, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Signature of Witness #1

Michael J. Wilson
Print Name of Witness #1

Lois A. Guide
Signature of Witness #2

Lois A. Guide
Print Name of Witness #2

Robert H Rumana (SEAL)
ROBERT RUMANA

Elaine Rumana (SEAL)
ELAINE RUMANA

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20th day of January 2004 by **ROBERT RUMANA and ELAINE RUMANA**, husband and wife, who are personally known to me or who have produced drivers license as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Lois A. Guide
Signature of Notary Public

(Notary Seal)

NOTARY PUBLIC
LOIS A. GUIDE
Notary Public, State of Florida
My comm. expires Aug. 24, 2006
No. DD 129722

Lois A. Guide
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 8/24/2006.

WGS-548790