

CHELSEA TITLE



2004077437

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004077437 1 PG
2004 APR 26 04:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KONESS Receipt#466009

Doc Stamp-Deed: 350.00

This WARRANTY DEED, dated 4/16/04 by
JEFFRY D. BRYAN, a single man
whose post office address is:

8333 GOLDEN AVE. LEMON GROVE CA 91945

hereinafter called the GRANTOR, to

GARRY BATTAGLIA, as TRUSTEE OF THE ~~BOBANK~~ BATTAGLIA TRUST, under agreement dated March 14, 2000 ***
whose post office address is:

XX 1660 McIntosh Blvd Laurel, FL 34272
hereinafter called the GRANTEE:

FROM CHAIRMAN'S OFFICE, JANUARY 19, 1961

(Wherever used herein the terms "Grantor" and "Grantee" include all 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, aliena, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in SARASOTA County, Florida, viz:

Lots 12874, 12875 & THE South 1/2 OF 12876, SOUTH VENICE, UNIT 49 , according to the plat thereof recorded in Plat Book 7, Page 13, 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 year 2004 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.

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:**

Signature: [Signature]
Print Name: Witness # 1 DEBI EBERHARDT

Jeffrey D. Bryan
JEFFREY D. BRYAN

Signature: _____
Print Name: Witness # 2 NATHAN BALICKI

***This Deed hereby confers on the trustee the powers and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed. This document is created pursuant to Section 689.071, Florida Statutes.

CALIFORNIA
State of ~~Florida~~
County of SAN DIEGO

I am a notary public of the State of ~~Florida~~ and my commission expires: MARCH 4, 2005
THE FOREGOING INSTRUMENT was acknowledged before me on APRIL 16, 2004 by:
JEFFREY D. BRYAN
who is personally known to me or who has produced driver license as identification and who did take an oath.

Notary Seal

Signature: [Signature]
Print Name: _____ Notary Public

