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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004089109 1 PG
2004 MAY 10 02:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CFOLKINS Receipt#472720

Doc Stamp-Deed: 3,150.00

2004089109

Prepared By and Return To: **Marianne Jackowski**
Team Title Insurance, Inc
1600 Tamiami Trail, Suite 100 Port Charlotte, FL 33948
Incidental to the issuance of a title insurance policy.
File Number: **4-04-0239-sb**
Parcel ID #: **0853-12-0004**

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated **04/21/2004**, by
George Ristovski
whose post office address is **287 S. Indiana Ave., Englewood, FL 34223**
hereinafter called the GRANTOR, to
American Properties of South West Florida, LLC, a Florida Limited Liability Company
whose post office address is **24 Jamestown Ave., Englewood, FL 34223**
hereinafter called the GRANTEE:
(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, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Sarasota County, Florida, viz:

The South 800 feet of the following described Parcel:

A Parcel of land situated in Section 31, Township 40 South, Range 20 East, Sarasota County, Florida, being part of Lots 6 and 8, Prospect Park Subdivision as recorded in Plat Book 1, Page 98, of the Public Records of Sarasota County, Florida, being more particularly bounded and described as follows:

Commence at a found railroad spike at the Northwest corner of said Section 31; thence South 89° 09' 55" East along the centerline of Dearborn Street, a distance of 695.11 feet to a found nail and cap; thence South 01° 08' 05" West 40.00 feet to the South Right-of-Way of Dearborn Street for a Point of Beginning; thence South 01° 08' 05" West along the West line of Englewood Water District Easement as recorded in Official Record Book 425, Page 673, Public Records of Sarasota County, Florida, a distance of 1916.72 feet to the Northeast corner of a 50 feet wide Easement as recorded in Official Record Book 974, Page 688, Public Records of Sarasota County, Florida; thence North 89° 28' 12" West along the North line of said Easement 340.75; thence North 0° 42' 48" East along a line parallel with and 340 feet Easterly of the West line of said Section 31, 1912.57 feet to the said Southerly Right-of-Way of Dearborn Street; thence South 89° 09' 55" East along the said Right-of-Way a distance of 354.81 feet to the Point of Beginning.

SAID PROPERTY IS NOT THE HOMESTEAD PROPERTY OF GRANTOR(S) IN THAT NEITHER GRANTOR(S) NOR ANY MEMBER OF GRANTOR(S) HOUSEHOLD RESIDE THEREON.
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 TWO WITNESSES:

Witness #1
Signature: _____
Print Name: _____

Witness #2
Signature: _____
Print Name: KEVIN B. LINGARD

_____
George Ristovski

(TWO DIFFERENT WITNESSES ARE REQUIRED)

State of **Florida**
County of **Sarasota**

I am a notary public of the state of **Florida** and my commission expires: **May 12, 2005**.
THE FOREGOING INSTRUMENT was acknowledged before me on **04/21/2004**, by
George Ristovski
who ( ) is/are personally known to me or who (✓) has/have produced Drivers License as identification and who **did not** take an oath.

Signature: _____
Print Name: **Marianne Jackowski**, Notary Public

NOTARY SEAL

NOTARY PUBLIC STATE OF FLORIDA
MARIANNE JACKOWSKI
MY COMMISSION # DD 006833
EXPIRES: May 12, 2005
Bonded Thru Notary Public Underwriters