

Rec. \$18.50
D.S. \$4,375.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004145719 2 PGS
2004 JUL 27 09:44 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
TFERNANDEZ Receipt#505274

20064-3 CR
Return
This Document Prepared By and Return to:
John J. Shea, Esquire
Judd, Shea, Ulrich, Oravec, Wood & Dean, P.A.
2940 South Tamiami Trail
Sarasota, Florida 34239

Doc Stamp-Deed: 4,375.00
Doc Stamp-Mort: 1,246.70

Parcel ID Number: 0451-01-0005



Warranty Deed

This Indenture, Made this 15th day of July, 2004 A.D., Between Edwin T. Wudyka and Katherine D. Wudyka, husband and wife

of the County of Sarasota, State of Florida, grantors, and FRATELLI ENTERPRISES, INC., a corporation existing under the laws of the State of Florida whose address is: 6607 Gateway Avenue, Sarasota, FL 34231

of the County of Sarasota, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida to wit: See attached Exhibit "A" for legal description.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2003.

Subject to that certain Mortgage from Edwin T. Wudyka and Katherine D. Wudyka, husband and wife, in favor of Community National Bank of Sarasota County dated October 3, 2003, in the Original Amount of \$360,000.00, recorded in Official Records Instrument #2003204092, Public Records of Sarasota County, Florida.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

James Hansen
Printed Name: JAMES HANSEN
Witness

E.T. Wudyka (Seal)
Edwin T. Wudyka
P.O. Address: 1046 Ruisdael Circle, Nokomis, FL 34275

Joe Bruno
Printed Name: JOE BRUNO
Witness

Katherine D. Wudyka (Seal)
Katherine D. Wudyka
P.O. Address: 1046 Ruisdael Circle, Nokomis, FL 34275

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 15th day of July, 2004 by Edwin T. Wudyka and Katherine D. Wudyka, husband and wife

who are personally known to me or who have produced their FL DRIVERS LICENSES as identification.

Robert J. Herald
Printed Name: ROBERT J. HERALD
Notary Public MY COMMISSION # DD 115841
My Commission Expires: EXPIRES: May 8, 2006
Bonded Thru Notary Public Underwriters

EXHIBIT 'A'

INSTRUMENT # 2004145719

2 PGS

Starting at the Northeast corner of Lot 11079, Unit #42, SOUTH VENICE SUBDIVISION, as recorded in Plat Book 7, page 3, Public Records of Sarasota County, Florida, run N 55-50-50 E along the Southerly R/W line of Short Drive 200 feet to an intersection with the Westerly R/W line of the Tamiami Trail (U.S. #41); thence S 34-09-10 E along the Westerly R/W line of said Tamiami Trail 200 feet for a Point of Beginning; thence continue S 34-09-10 E along Westerly R/W line of Tamiami Trail 100 feet; thence S 55-50-50 W 200 feet; thence N 34-09-10 W 100 feet; thence N-55-50-50 E 200 feet to the Point of Beginning; all lying and being in Sections 20 and 29, Township 39 South, Range 19 East, in Sarasota County, Florida; LESS that portion taken for S.R.D. purposes as set forth in instrument recorded in Official Records Book 989, page 1111, of the Public Records of Sarasota County, Florida.