

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2004210312 2 PGS  
2004 NOV 02 03:29 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FLORIDA Receipt#543229

File No. 20041702

Parcel I.D. No. #104-01-0074

Doc Stamp-Deed: 1,330.00

This instrument Prepared By and Return to:

SOUTHWEST FLORIDA TITLE SERVICES, INC.  
2831 Ringling Blvd., Suite B-106  
Sarasota, FL 34237

Grantee S.S. No.:

Name: Jean A. Lapato

Grantee S.S. No.:

Name: Milissa J. Howes

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## WARRANTY DEED

**THIS INDENTURE**, made and executed the 29th day of October, 2004, by Rhonda L. Cohen, whose post office address is 14107 18th Place East, Bradenton, FL, 34212, hereinafter referred to as "Grantor", to Jean A. Lapato, a married woman, and Milissa J. Howes, a married woman, As Joint Tenants with full rights of Survivorship, whose post office address is C/O Byrd Realty 6512 Superior Avenue, Sarasota, FL, 34231, hereinafter referred to as "Grantee":

### WITNESSETH:

**THAT** the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, 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, to wit:

**Lot 12, Block 4, Gulf Gate Unit 2, as per plat thereof recorded in Plat Book 16, pages 11 and 11A, of the Public Records of Sarasota County, Florida.**

**Grantor hereby warrants that the above-described real property has not been used for homestead purposes during the period of their ownership, and said property is not now being used for homestead purposes.**

**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:

(1) Taxes accruing subsequent to December 31, 2003;

RETURN TO:  
SOUTHWEST FLORIDA TITLE SERVICES  
2831 RINGLING BLVD. SUITE B106  
SARASOTA, FL 34237

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(2) Easements, Restrictions and Reservations of Record, but reference hereto shall not serve to reimpose same.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Witness:  
*Victoria L. Butler*  
Printed Name:  
Victoria L. Butler

*Rhonda L. Cohen*  
Rhonda L. Cohen  
14107 18th Place East  
Bradenton, FL 34212

Witness:  
*H.R. Byrd*  
Printed Name:  
H.R. Byrd

14107 18th Place East  
Bradenton, FL 34212

STATE OF FLORIDA:  
COUNTY OF SARASOTA:

The foregoing instrument was acknowledged before me this 29 day of October, 2004, by Rhonda L. Cohen, , who is/are personally known to me or who has produced his/her driver's license(s) as identification and who did not take an oath.

*Victoria L. Butler*  
Victoria L. Butler

NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
My commission expires:



Victoria L. Butler  
Commission #DD189939  
Expires: Mar 21, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.