

Prepared by and when recorded, return to:

RIDDELL LAW GROUP and Riddell Title & Escrow, LLC
3400 South Tamiami Trail
Sarasota, FL 34239
Joann M. Lewis
File Number: 05-099.S

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005138343 1 PG
2005 JUN 24 06:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
ASAMS Receipt#646832
Doc Stamp-Deed: 2,761.50

WARRANTY DEED



This Indenture is made on JUNE 17, 2005 by Doris C. Hoberock, a single person, and surviving spouse of Homer F. Hoberock, deceased, , whose address is 50 Beech Lane, Hicksville, New York 11801-4532, hereinafter called the grantor, to Thomas A. Oechslin and Valerie J. Oechslin, husband and wife, whose address is 1855 Orchid Street, Sarasota, Florida 34239, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the 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 Ten Dollars, (\$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 East 1/2 of Lot 7, and all of Lot 9, Block E, Poinsettia Park, according to the plat thereof recorded in Plat Book 1, Page 143, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 2039080037

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 current year taxes.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses.

Witness Printed Name

TED PARKER

Doris C. Hoberock

Witness Printed Name

JOANN M LEWIS

State of FL

County of SARASOTA

The foregoing instrument was acknowledged before me on JUNE 17, 2005 by Doris C. Hoberock, who is/are personally known to me or who has produced photo id as identification.

SEAL:



Joann M. Lewis
My Commission DD0220239
Expires June 05, 2007

Notary Public
Print Name:

My Commission Expires: