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Prepared by & Return to:
Evan N. Berlin, Esquire
Berlin Law Firm, PA
1819 Main Street, Suite 302
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005246086 2 PGS
2005 NOV 02 04:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CHENDRIC Receipt#707890

Property Appraiser's Parcel ID #2029040018
(FOR INFORMATIONAL PURPOSES ONLY)

Doc Stamp-Deed: 9,100.00

WARRANTY DEED



THIS WARRANTY DEED, is made this 1st day of November, 2005, by and between THOMAS J. WESSEL, AS TO AN UNDIVIDED 40% INTEREST, PATRICE M. WESSEL AS TO AN UNDIVIDED 40% INTEREST, AND TOM WESSEL CONSTRUCTION CORPORATION, A FLORIDA CORPORATION, AS TO AN UNDIVIDED 20% INTEREST, whose address is 2151 Main Street, Sarasota, Florida 34236, (hereinafter collectively "GRANTOR"), and LAWRENCE DEREK BYRD AND HEATHER MARY BYRD, AS HUSBAND AND WIFE, whose address is 2151 Main Street, Sarasota, Florida 34236, Sarasota Florida, 34236 (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained, aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described land situate in Sarasota County, Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

together with appurtenances, easements, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTEE is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for 2005, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The above-described property does not constitute the homestead of any of the parties hereto, and GRANTOR does not reside upon or within the above-described property or any property contiguous thereto.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed sealed and delivered in our presence:

Print Name: Thomas J. Wessel

Print Name: PATRICE M. WESSEL

GRANTOR:

Thomas J. Wessel

Patrice M. Wessel

Tom Wessel Construction Corporation,
a Florida Corporation

By: Thomas J. Wessel
Its: President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 1st day of November, 2005 by Thomas J. Wessel, Individually and as President aforesaid and Patrice M. Wessel, who is personally known to me or who produced a Florida Driver's License as identification and who did not take an oath.

Affix Seal

Notary Public

Print Name: _____

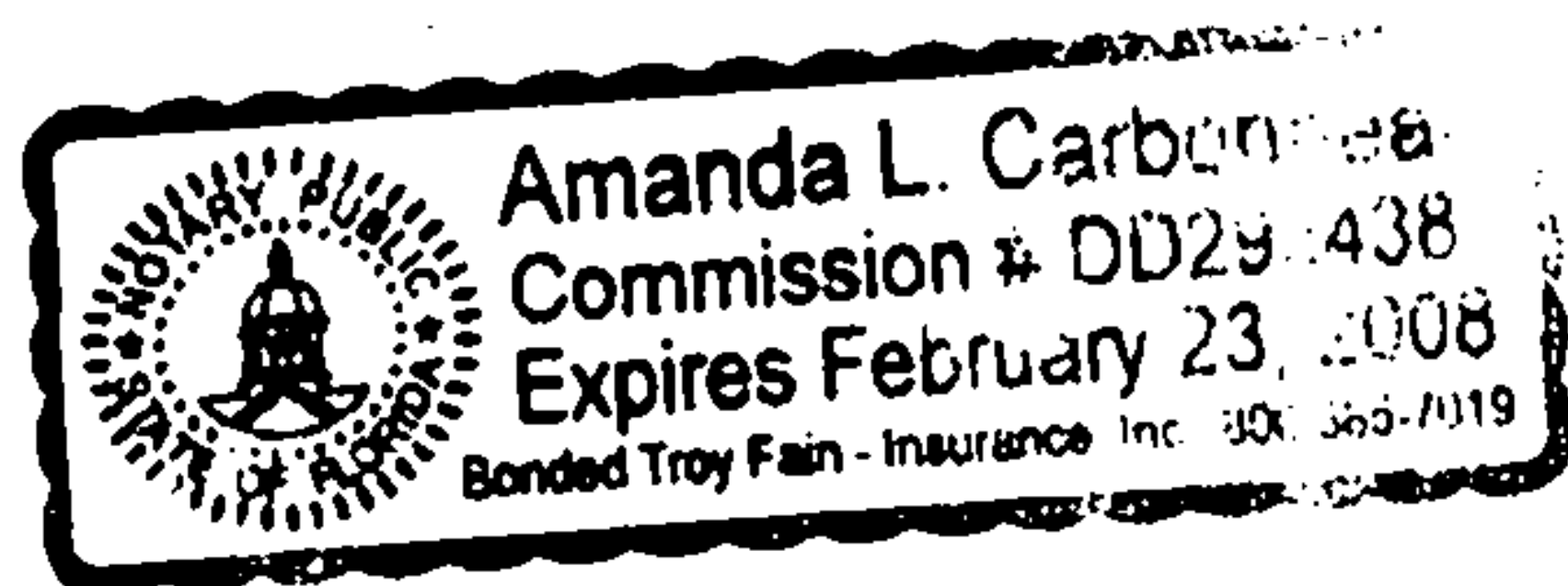


Exhibit "A"

BEGINNING AT THE SE CORNER OF THE WEST HALF OF LOT 18, OF BLOCK L, OF THE REGISTERED PLAT OF THE TOWN OF SARASOTA, FLORIDA, AS SAME APPEARS OF RECORD IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, RUNNING THENCE NORTH 150 FEET TO A POINT; THENCE RUN WEST 50 FEET TO A POINT; THENCE RUN SOUTH 150 FEET TO A POINT, THENCE RUN EAST 50 FEET TO THE POINT OF BEGINNING.