

644.00

This Instrument Prepared by:
Gregory C. Roberts, Esquire 419
KLINGBEIL & ROBERTS, P.A.
341 Venice Avenue West
Venice, Florida 34285

TRANS NUM:00289275
DOC STAMPS PD: \$644.00
INTANG. TAX PD: \$0.00
KAREM E RUSHING SARASOTA CO.
BY: [Signature] D.C.

94035671

OFFICIAL RECORDS
BOOK 2613 PAGE 84

WARRANTY DEED

THIS INDENTURE, made this 22nd day of March, 1994, between GAYLE C. KITCHEN, the unmarried surviving spouse of LLOYD KITCHEN, whose post office address is 701 Cadiz Road, Venice, Florida 34285, Grantor, and CHARLES VASSAR and ELIZABETH VASSAR, husband and wife, whose post office address is 121 South Gulf Boulevard, Don Pedro Island, Florida 34224, Grantee.

WITNESSETH, That said Grantor, for and 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 whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to wit:

Lot 10, less the East 65 feet thereof, Block 103, VENEZIA PARK SECTION OF VENICE according to the Plat thereof, recorded in Plat Book 2, Page 168, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations and easements of record and subject to taxes for the year 1994 and thereafter.

Grantor herein covenants that she was the lawfully married spouse of LLOYD KITCHEN from the time she and said LLOYD KITCHEN acquired the above-described property, until the death of LLOYD KITCHEN, without an intervening divorce.

Property Tax Account No. 429050012.

Grantees' Social Security numbers are [redacted] and [redacted] respectively.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

TOGETHER with all 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 Grantees that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses:

Sign [Signature]
Print R. Max Bunge

Sign [Signature]
GAYLE C. KITCHEN

Sign [Signature]
Print R.T. KLINGBEIL, JR.

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
MAR 23 AM 11:22
KAREM E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 22nd day of March, 1994, by GAYLE C. KITCHEN, the unmarried surviving spouse of LLOYD KITCHEN, who is personally known to me or who has produced DRIVER'S LICENSE as identification.

NOTARY PUBLIC

(SEAL)

Sign [Signature]
Print R.T. KLINGBEIL, JR.

My Commission Expires: 3/22/98
tw/vassar.ud

R.T. KLINGBEIL, JR.
Notary Public, State of Florida
My Comm Expires Mar 22, 1998
No. CC 353328