

**WARRANTY DEED
(INDIVIDUAL)**

DOC STAMP-DEED: 8/1.50

This WARRANTY DEED, dated JULY 26, 2002 by
SHARON FRALEY, AS SUCCESSOR TRUSTEE UNDER AGREEMENT DATED 8-13-1999 AS AMENDED 8-2-2000
whose post office address is

1318 KAREN DRIVE, VENICE FL 34292

hereinafter called the GRANTOR, to

BETHEL R. POSTON and KAREN F. POSTON, HUSBAND AND WIFE

whose post office address is

1724 CORAL SANDS COURT, VENICE FL 34293

hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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

Lot 31063, VENICE GARDENS UNIT 31, according to the plat thereof, recorded in Plat Book 22, Page 10, of the Public Records of SARASOTA County, Florida.



SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2002 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining Grantor hereby warrants that the property described in this instrument is not her constitutional homestead as provided by the Florida Constitution.

The undersigned hereby affirms that the referenced trust has not been amended or revoked and is in full force and effect.

Grantor herein states that Arthur J. Zielinski and Pearl Zielinski were married continuously and without interruption to each other from the date they acquired title on April 16, 1981 to the above described property until the death of Arthur J. Zielinski on July 4, 1999.

TO HAVE AND TO HOLD, the same in fee simple forever

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES

Signature [Signature]
Print Name Witness # 1 SHANE STEWART

[Signature]
SHARON FRALEY, AS SUCCESSOR TRUSTEE UNDER
AGREEMENT DATED 8-13-1999 AS AMENDED 8-2-2000

Signature [Signature]
Print Name Witness # 2

State of Florida
County of Sarasota

I am a notary public of the State of Florida and my commission expires _____, 2002 by
THE FOREGOING INSTRUMENT was acknowledged before me on JULY 26, 2002 by
SHARON FRALEY, AS SUCCESSOR TRUSTEE UNDER AGREEMENT DATED 8-13-1999 AS AMENDED 8-2-2000
who is personally known to me or who has produced driver license as identification and who did take an oath