REC. $6.00
DOC. $22.00
TOT. $28.00

0100395

THIS INSTRUMENT PREPARED BY:
CAPE CAVE CORPORATION
BY: Galen B. Custard
4445 Cape Haze Drive
Rotonda West, Florida 33946

WARRANTY DEED

3990

THIS INDENTURE, made this 1st day of May, A.D. 1989, BETWEEN CAPE CAVE CORPORATION, a Delaware Corporation, authorized to transact business in the State of Florida, hereinafter called "Grantor" and

John J. Taylor and Maxine S. Taylor, Husband and Wife as

Joint Tenants with full rights of survivorship

hereinafter called "Grantee", whose mailing address is:

555 Davis Road D4

Stockbridge, GA 30281

Documentary Tax Pd. $22.00
Intangible Tax Pd. $
Barbara T. Scott, Clerk Charlotte County
By: [signature] D.C.

89 MAY 17 PM 2:01

001038

OR BOOK

WITNESSETH:

That Grantor for VALUABLE CONSIDERATION, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, his, her, its or their heirs, successors, and assigns forever, the following described land in the County of Charlotte, State of Florida, to-wit:

Lot(s) 220 Block N/A (If applicable)

Rotonda West Unit/Segment Pinehurst (If applicable)

965999

CHARLOTTE COUNTY

002199

PAGE

as recorded in Plat Book 8 at Page 12-H of the Public Records of Charlotte County, Florida.

This deed is executed and such sale is subject to: conditions, covenants, restrictions, easements and other matters of record; taxes; levies and assessments for the calendar year during which deed is executed; and all matters shown on the above-referenced to Plat or which would be disclosed by an accurate survey or personal inspection of the property. Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except as aforesaid. Grantor expressly reserves unto itself and its successors and assigns an easement over, under and through all of the land herein conveyed for the purpose of installing, constructing, repairing and maintaining roads, drainage facilities and utilities of all kinds and description until such time as all improvements are completed.

Signed, sealed and delivered in the the presence of us:

Mary E. Muster

Linda S. Baker

IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed in its name by its Authorized Agent the day and year above written.

CAPE CAVE CORPORATION,
a Delaware Corporation

BY: [signature]
Authorized Agent

STATE OF FLORIDA)
) SS
COUNTY OF CHARLOTTE)

I HEREBY CERTIFY that on this day and year first above written before me personally appeared the above named Authorized Agent of CAPE CAVE CORPORATION, a corporation under the laws of the State of Delaware, to me known to be the person who signed the foregoing instrument as such Agent and acknowledged the execution thereof to be his free act and deed as such Agent for the uses and purposes therein mentioned, and that said instrument is the act and deed of said corporation. WITNESS my signature and official seal at Rotonda West, in the County of Charlotte and State of Florida, the day and year last aforesaid.

[signature] (SEAL)
NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida
My Commission Expires June 21, 1991
Bonded Thru Troy Fain - Insurance Inc.

RECORD VERIFIED - Barbara T. Scott, Clerk
By: [signature] D.C.

REC'D MAY 17 1989