

35600
3575

AAE-1311*

WARRANTY DEED
INDIVID. TO INDIVID.

This Warranty Deed Made the 9 day of JUNE A. D. 19 89 by

JOHN J. TAYLOR and MAXINE S. TAYLOR, husband and wife
hereinafter called the grantor, to KELLEY A. McNEIL

whose postoffice address is P. O. Box 368, Englewood, Florida 34224
hereinafter called the grantee:

(Wherever used herein the terms "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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Charlotte County, Florida, viz:

Lot 220 in Rotonda West of PINEHURST SUBDIVISION, a subdivision according to the plat thereof, as recorded in Plat Book 8 at Pages 12A through 12K, of the Public Records of Charlotte County, Florida.

Subject to reservations, restrictions, easements and Taxes for the year 1989.

Documentary Tax Pd. 35.75
Intangible Tax Pd. \$ _____
Barbara T. Scott, Clerk Charlotte County
By: [Signature] D.C.

RECORD VERIFIED - Barbara T. Scott Clerk
JEAN JONES
By: [Signature] D.C.

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 taxes accruing subsequent to December 31, 19 88.

96870 22000 9
Real Estate Tax Identification No.

Grantees Social Security Number

Grantees Social Security Number

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

Signed, sealed and delivered (in our presence):

[Signature]
witness
[Signature]
witness

[Signature]
JOHN J. TAYLOR
[Signature]
MAXINE S. TAYLOR

STATE OF GEORGIA
COUNTY OF HENRY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOHN J. TAYLOR and MAXINE S. TAYLOR, husband and wife

to me known to be the person(s) described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this Eight day of June, A.D. 19 89

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: Notary Public, Clayton County, Georgia
My Commission Expires Aug. 30, 1991

RETURN TO:
THIS INSTRUMENT PREPARED BY:
TRACY A. JOHNSON
ACTION TITLE AGENCY, INC.
3579-1 South McCall Road
ENGLEWOOD, FLORIDA 34224

REC'D JUN 16 1989

972300
CHARLOTTE COUNTY
RECORDED
89 JUN 16 AM 10:38

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