

AAE2790

WARRANTY DEED

RECORDED
INDEXED

THIS WARRANTY DEED Made the () day of () A.D. by

MONTE I. SMITH and JANE C. ZUKA, whose address is: 3579 So. Access Road, Suite L, Englewood, FL., 34224 hereinafter called the grantor, to

OSWALD I. BARTLETT and CELESTE R. BARTLETT, husband and wife, as an estate by the entireties with rights of survivorship

whose postoffice address is 7500 Father Drive, Oven Hill, Maryland 20715, 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 TEN AND 00/100 DOLLARS (\$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 CHARLOTTE County, Florida, viz:

lot 220, of Rotonda West, PINEHURST SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 6, Page 123 through 124, in the PUBLIC Records of CHARLOTTE County, Florida.

Subject to reservations, restrictions, easements and taxes for the year 1990.

Grantors hereby covenant that the above described real property, does not in any way constitute any portion of their homestead property, nor is it contiguous to any portion thereof.

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, 1988

96870 22000 9
Real Estate Tax Identification No.

Grantee's Social Security Number

Grantee's 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:

James A. Buckley
Witness
Chay [Signature]
Witness

Monte I. Smith L.S.
MONTE I. SMITH
Jane C. Zuka L.S.
JANE C. ZUKA

Documentary Tax Pd. 55
Intangible Tax Pd.
Barbara J. [Signature] Clerk Charlotte County
By: [Signature] S.C.

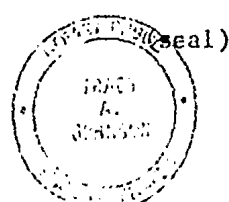
STATE OF FLORIDA
COUNTY OF CHARLOTTE

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 MONTE I. SMITH and JANE C. ZUKA, to me known to be the persons 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 2 day of July A.D. 19 90.

[Signature]
NOTARY PUBLIC

My Commission expires:



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

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