

AAE3065

WARRANTY DEED

Documentary Tax Pd. 44.00
Intangible Tax Pd.
Barbara T. Scott, Clerk Charlotte County
By: [Signature] D.C.

THIS WARRANTY DEED Made the 24 day of September A.D. 1990 by
KENNETH C. CLARK and ELEANOR M. CLARK, who resides at: 4739 University, View Place NE
hereinafter called the grantor, in
Seattle, Washington 98105
J & J HOMES, INC.

a corporation existing under the laws of the State of Florida, with its permanent post office address at 1901 S. Tamiami Trail, Venice, Florida 33593, 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, releases, conveys and confirms unto the grantee, all that certain land situate in CHARLOTTE County, Florida, viz:

Lot 813, of Rotonda West, BROADMOOR, according to the plat thereof, as recorded in Plat Book 8, Page 18A through 18L, in the Public Records of CHARLOTTE County, Florida.

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

GRANTOR(S) COVENANT(S) THAT HE/SHE/THEY DO(ES) NOT RESIDE ON THE ABOVE DESCRIBED LAND OR LAND CONTIGUOUS THERETO.

TOGETHER with all the tenements, hereditaments and appurtenances thereto long 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, 1989.

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] L.S.
KENNETH C. CLARK

[Signature] L.S.
ELEANOR M. CLARK

STATE OF WASHINGTON
COUNTY OF KING

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 KENNETH C. CLARK and ELEANOR M. CLARK, 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 24 day of September, A.D. 1990.

[Signature]
NOTARY PUBLIC

My Commission expires: 12/29/92

(seal)

RECORD VERIFIED - BARBARA T. SCOTT, CLERK
TAMMIE WHISENANT
BY: [Signature] D.C.

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

SEP 24 1990

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CHARLOTTE COUNTY