

Name:

PLEASE RETURN TO:  
PORT CHARLOTTE TITLE CO. *40* ★  
3052 TAMAMI TRAIL  
PORT CHARLOTTE, FL 33952

Address:

This Instrument Prepared by: Jean Lanier L-16,795  
PORT CHARLOTTE TITLE COMPANY  
Address: 3052 Tamiami Trail  
Port Charlotte, Fl. 33952

Property Appraisers Parcel Identification (Folio) Number(s):  
96870-022300-6

Grantees) S.S. #ls): 231-34-6073

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made the *11<sup>th</sup>* day of February A.D. 19 93 by  
MONTE I. SMITH AND JANE C. ZUKA

hereinafter called the grantor, to

DOROTHY L. SMITH MCNEE, a married woman  
whose post office address is 214 Palm Air Drive, Osprey, Florida 34229

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, remises, releases, conveys and confirms unto the grantee all that certain land situate in CHARLOTTE County, State of FLORIDA, viz:

Lot 223, ROTONDA WEST, PINEHURST SUBDIVISION, according to the plat thereof, as recorded in Plat Book 8, Pages 12A thru 12K, of the Public Records of Charlotte County, Florida.

GRANTORS covenant that the above described real property is vacant unimproved property and is not adjacent nor contiguous to any homestead property owned by either Grantor.

SUBJECT to restrictions, reservations and easements of record.

**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, and hereby 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 92.

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

Signed, sealed and delivered in the presence of:

Signature *Karen K Bernhardt*  
Printed Signature  
Signature *Elise D Williams*  
Printed Signature

Signature *Karen K Bernhardt*  
Printed Signature  
Signature *Elise D Williams*  
Printed Signature

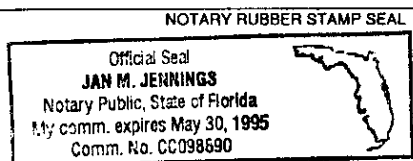
STATE OF FLORIDA )  
COUNTY OF *Charlotte* )  
MONTE I. SMITH AND JANE C. ZUKA

Signature *Monte I. Smith*  
Signature  
MONTE I. SMITH  
Printed Signature  
3579 S. Access Road, Englewood, Fl.  
Post Office Address 34224

Signature *Jane C. Zuka*  
Signature  
JANE C. ZUKA  
Printed Signature  
3579 S. Access Road, Englewood, Fl.  
Post Office Address 34224

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named person :  
personally known to me and that an oath (was)(was not) taken.



Witness my hand and official seal in the County and State last aforesaid this *11<sup>th</sup>* day of February, A.D. 19 93.  
Signature *Jan M Jennings*  
Notary Signature  
Jan M. Jennings  
Printed Notary Signature

Barbara T. Scott, Clerk of the Circuit Court - Charlotte County  
File Number: 214146 OR BOOK 1262 PAGE 1927  
Recorded: 02-18-93 05:11 P.M.  
Recording Fee \$5.00  
Document Tax \$6.00  
Document Tax \$6.00  
Record Verified: CAROLINE MORGAN, D.C.