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Barbara T. Scott, Clerk of the Circuit Court - Charlotte County
File Number: 261640 OR BOOK 1309 PAGE 1985
Recorded: 11/17/93 01:49 P.M.

Corporate Warranty Deed

This Indenture, made this 15th day of **November**
A.D. 19 **93** , Between
Sun Quest Homes, Inc.

RECORDED AT
ENCLOSURE
'93 NOV 16 P 3:39

whose post office address is: **P.O. Box 5191**
Englewood, Fl 34224

NOTARY PUBLIC
CLERK OF THE
CHARLOTTE COUNTY

a corporation existing under the laws of the State of **Florida**
Grantor, and
James J. Francis and Vivian M. Francis, husband and wife

whose post office address is: **811 MARYLAND AVE**
OAKMONT, PA 15139

Grantees' SSN: **203-12-6477**
181-22-7481
Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of (**Ten & NO/100**) Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of **Charlotte** , State of Florida, to wit:

Lot 598, Rotonda West Broadmoor, a subdivision according to the plat thereof, as recorded in Plat Book 8, Pages 18A thru 18L of the Public Records of Charlotte County, Florida.

Subject to covenants, restrictions and easements of record. Subject also to taxes for 1993 and subsequent years.

Parcel Identification Number: 0096853-059800-4

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Sun Quest Homes, Inc. I C.

Signed and Sealed in Our Presence:

By: *[Signature]*
Charles E. Soderquist, III
Its **President**



(Corporate Seal)

[Signature]
Name: **GAIL P. MACHADO**

[Signature]
Name: **Joy E. Graves**

State of **Florida**
County of **Charlotte**

The foregoing instrument was acknowledged before me this 15th day of **November** , 19 **93** , by **Charles E. Soderquist, III** of **Sun Quest Homes, Inc.**

a corporation existing under the laws of the State of **Florida** , on behalf of the corporation.
He/She is personally known to me or has produced as identification
and **did not** take an oath.

PREPARED BY: GAIL P. MACHADO
RECORD & RETURN TO:
COASTAL SECURITY TITLE, INC.
2411 S. McCall Road
Englewood, Florida 34224

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[Signature]
Print Name: **GAIL P. MACHADO**
Notary Public
My Commission Expires
GAIL P. MACHADO
MY COMMISSION # CC250397 EXPIRES
January 3, 1997
BONDED THRU TROY FAJN INSURANCE, INC.



510462