

Name: **COUNTY WIDE TITLE COMPANY, INC.**  
 Address: **675 TAMAMI TRAIL UNIT 5**  
**PORT CHARLOTTE FLORIDA 33953**  
 This Instrument Prepared by: **Ann Martucci**  
 Name: **COUNTY WIDE TITLE COMPANY, INC.**  
 Address: **675 Tamiami Trail Suite 5**  
**Port Charlotte, Florida 33953**

Property Appraisers Parcel Identification: **96853-74400-7**

Folio Number(s): **96853-74400-7**

Grantee(s) S.S. # (s)  
*Rec 600*  
*05 122500*

IMAGED  
SS

M-95/008

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed, Made the 8 day of February, 1995, by**  
**ALPHONSE ATTARDI and JEANNE MARIE ATTARDI, husband and wife**,  
 hereinafter called the Grantor, to **JOHN F. McCANN and BEATRICE McCANN, husband and wife**,  
 whose post office address is **2 Broadmoor Rd., Rotonda West, Florida 33947**,  
 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, wherever the context so admits or requires.)

**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 744, 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.

RECORD VERIFIED - BARBARA T. SCOTT, CLERK  
 BY PAT STOUT D.C.

SUBJECT TO conditions, restrictions, reservations, limitations,  
 easements of record; zoning assessments and other regulatory ordinances.

**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, 1994.**

**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:

*Ann Martucci*  
 Witness Signature (as to first Grantor)

**ANN MARTUCCI**  
 Printed Name

*Pauline M. Nagle*  
 Witness Signature (as to first Grantor)

**PAULINE M. NAGLE**  
 Printed Name

*Ann Martucci*  
 Witness Signature (as to Co-Grantor, if any)

**ANN MARTUCCI**  
 Printed Name

*Pauline M. Nagle*  
 Witness Signature (as to Co-Grantor, if any)

**PAULINE M. NAGLE**  
 Printed Name

*Alphonse Attardi*  
 Grantor Signature **L.S.**

**ALPHONSE ATTARDI**  
 Printed Name

**10925 McNeese Court, Las Vegas NV 89134**  
 Post Office Address

*Jeanne Marie Attardi*  
 Co-Grantor Signature, (if any) **L.S.**

**JEANNE MARIE ATTARDI**  
 Printed Name

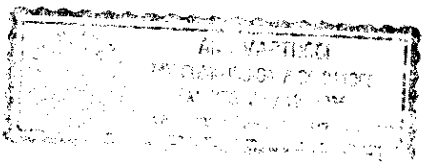
**10925 McNeese Court, Las Vegas NV 89134**  
 Post Office Address

**STATE OF FLORIDA**  
**COUNTY OF CHARLOTTE**

**ALPHONSE ATTARDI and JEANNE MARIE ATTARDI, husband and wife**

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they  
 executed the same, and an oath was not taken. (Check one: )  Said person(s) is/are personally known to me.  Said person(s) provided the following  
 type of identification: drivers licenses

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid  
 this 8 day of February, A.D. 1995

*Ann Martucci*  
 Notary Signature  
**ANN MARTUCCI**  
 Printed Name

File: 339105 OR BOOK/PAGE: 1386/1723  
 Recorded: 02/09/95 12:22 P.M.  
 Barbara T. Scott, Clerk of the Circuit Court - Charlotte County

Recording \$ 6.00  
 Document Tax Pd \$ 1,225.00  
 Record Verified: CAROLYN ATWELL, D.C.