

Return to:(enclosed self addressed stamped envelope)

Name: AACTION TITLE AGENCY, INC.

FILE NO: 95E8386

Address: 3579 S. MCCALL ROAD, SUITE I  
ENGLEWOOD, FLORIDA 34224

This Instrument Prepared by: AACTION TITLE AGENCY, INC.  
TRACY A. JOHNSON

Address: 3579 S. MCCALL ROAD, SUITE I  
ENGLEWOOD, FLORIDA 34224

Property Appraisers Parcel Identification (Folio) Number(s):  
96853-55800-2

Grantee(s) S.S.#(s):

\$ 6.00 Rec.  
717.50 Doc. St.

WARRANTY DEED  
INDIVID. TO INDIVID.

IMAGED  
SG

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 11th day of October A.D. 1995 by  
STEPHEN D. BAIRD AND LAURA L. BAIRD, HUSBAND AND WIFE

hereinafter called the grantor, to ROBERT S. ALLEN AND SANDRA J. ALLEN, HUSBAND AND WIFE

whose post office address is 1007 READ ST.  
LOCK PORT, IL 60441

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 558, Rotonda West, BROADMOOR, a subdivision according to the plat thereof, as recorded in Plat Book 8 at Pages 18A through 18L, of the Public Records of Charlotte County, Florida.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1995 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament 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.

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:

Denise A. Buckley  
Signature

Denise A. Buckley  
Printed Signature

Karen K. Bernhardson  
Signature

KAREN K. BERNHARDSON  
Printed Signature

Karen K. Bernhardson  
Signature

Karen K. Bernhardson  
Printed Signature

Karen K. Bernhardson  
Signature

Karen K. Bernhardson  
Printed Signature

Stephen D. Baird  
Signature

STEPHEN D. BAIRD  
Printed Signature

3 SPORTSMAN CIRCLE  
Post Office Address

ROTONDA WEST, FL 33947  
Post Office Address

Laura L. Baird  
Signature

LAURA L. BAIRD  
Printed Signature

3 SPORTSMAN CIRCLE  
Post Office Address

ROTONDA WEST, FL 33947  
Post Office Address

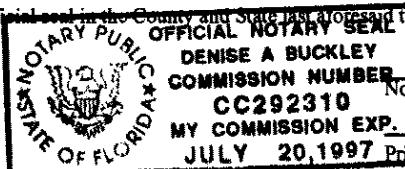
STATE OF FLORIDA  
COUNTY OF CHARLOTTE

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 STEPHEN D. BAIRD AND LAURA L. BAIRD, HUSBAND AND WIFE (identified by

Florida State Driver's License, being duly sworn) to me known to be the person described in and who executed the foregoing instrument and who take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of October, A.D. 19 95.

My Commission Expires:



Denise A. Buckley  
Notary Signature  
Denise A. Buckley  
Printed Notary Signature

Recording \$ 6.00  
Document Tax Pd \$ 717.50  
Record Verified: PAT STOUT, D.C.

File: 380088 OR BOOK/PAGE: 1426/1713  
Recorded: 10/13/95 09:32 A.M.  
Barbara T. Scott, Clerk of the Circuit Court - Charlotte County