

1.00 Index

Jerrel E. Towary
333 S. Tamiami Trail #291
Venice, FL 34285



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CHARLOTTE COUNTY
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WARRANTY DEED

Individuals to Co-Trustees

THIS WARRANTY DEED, made the 22nd day of February, A.D., 2001, by **JAMES J. FRANCIS** and **VIVIAN M. FRANCIS**, husband and wife, hereinafter called the grantors, to **JAMES J. FRANCIS** and **VIVIAN M. FRANCIS**, Co-Trustees of the **JAMES J. FRANCIS AND VIVIAN M. FRANCIS TRUST**, dated February 22, 2001, hereinafter called the grantees, granting unto the Co-Trustees and Successor Trustees the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described herein pursuant to Florida Statutes, Section 689.071, whose post office address is 5 Sportsman Lane, Rotonda West, FL 33947.

WITNESSETH: That the grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain piece or parcel of land situate in Charlotte County, 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 easements, restrictions and reservations 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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and

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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, 2000.

IN WITNESS WHEREOF, said grantors having signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

Roberta K. Scaglione
ROBERTA K. SCAGLIONE
WITNESS

James J. Francis L.S.
JAMES J. FRANCIS
5 Sportsman Lane
Rotonda West, FL 33947

Jerry E. Towery
JERREL E. TOWERY
WITNESS

Vivian M. Francis L.S.
VIVIAN M. FRANCIS
5 Sportsman Lane
Rotonda West, FL 33947

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 22nd day of February, 2001, by **JAMES J. FRANCIS** and **VIVIAN M. FRANCIS**, husband and wife. They are personally known to me, or have produced N/A as identification and did take an oath

Roberta K. Scaglione
Signature of Acknowledger

ROBERTA K. SCAGLIONE
Printed Name of Acknowledger

Notary Public
Title or Rank

Date Commission Expires:

D.P. #: _____
Grantors' SSN's: _____
Grantees' SSN's: _____

Prepared by and return to:
JERREL E. TOWERY, P.A.
Fla. Bar #267351
333 S. Tamiami Trail, Suite 291
Venice, FL 34285
Phone: (941) 485-3391

