Rec. 6.00
Doc. 840.00

#46

Return to:
Name: AACTION TITLE AGENCY, INC.
Address: 3579-I S. McCall Road
Englewood, Florida 34224

This Instrument Prepared by: Jan Jennings
AACTION TITLE AGENCY, INC.
3579-I S. McCall Road
Englewood, Florida 34224
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 1980 PAGE 2175
RECORDED 12/27/01 @ 12:30 PM
FILE NUMBER 872633
RECORDING FEE 6.00
DEED DOC 840.00

Property Appraisers Parcel Identification (Folio) Number(s):
0096869-069100-2
Grantee(s) S.S.#(s):
FILE NO: 010115029

WARRANTY DEED

This Warranty Deed Made this 21st day of December, 2001,
by JOHN A. PESZKO AND BARBARA PESZKO

whose marital status is: HUSBAND AND WIFE
hereinafter called the grantor, whose post office address is: 4 BUNKER WAY ROTONDA, FL 33947

to RAYMOND F. KOTZIAN AND THERESA I. KOTZIAN, HUSBAND AND WIFE

whose post office address is: 4 BUNKER WAY ROTONDA, FL 33947

hereinafter called the grantee,
WITNESSETH: That said grantor, for and in consideration of the sum of $10.00 Dollars, 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, Florida, viz:

Lot 691, ROTONDA WEST, PEBBLE BEACH, a subdivision according to the plat thereof, as recorded in Plat Book 8 at Pages 13A through 13L, of the Public Records of Charlotte County, Florida.

This property [is] [~~is not~~] the homestead of the Grantor(s).
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; that the grantor hereby fully 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, 2002, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: Gayle Backiel
Witness Printed Name: GAYLE BACKIEL

Witness Signature: Megan L. West
Witness Printed Name: MEGAN L. WEST

John A. Peszko (Seal)
JOHN A. PESZKO

Barbara Peszko (Seal)
BARBARA PESZKO

Witness Signature: _____
Witness Printed Name:

_____ (Seal)

Witness Signature: _____
Witness Printed Name:

_____ (Seal)

STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 21 day of December 2001
by JOHN A. PESZKO AND BARBARA PESZKO

who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:
Serial Number:

Gayle Backiel
Commission # CC 848394
Expires July 13, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Gayle Backiel
Printed Name:
Notary Public

IMAGED
KB