

1 of 2



This instrument prepared by and return to:

Name: John Wehlau an employee of
GULF COAST TITLE
CLOSINGS & ESCROW SERVICES, INC.



Address: 32815 US 19 North
Palm Harbor, Florida 34684
(727) 784-6500/FAX 784-6523

GCT FILE NO. 02-02097

Property Appraisers Parcel Identification Number(s):
0096853-059800-4

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 02040 PAGE 0235
RECORDED 05/14/2002 12:36:37 PM
FILE NUMBER 915669
RECORDING FEES 10.50
DEED DOC 1,599.50

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED is made and entered into this 6 day of MAY, 2002, by and between **James J. Francis and Vivian M. Francis, Individually and as Co-Trustees of The James J. Francis and Vivian M. Francis Trust, Dated February 22, 2001**, whose post office address is **111 Lucca Lane, Oakmont, Pennsylvania 15139**, (hereinafter, the "Grantor"), and **Ewald K. Kobler, a single man**, whose post office address is **5 Sportsmans Lane, Rotonda West, FL 33947** (hereinafter, 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 \$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 598, ROTONDA WEST BROADMOOR, a subdivision according to the plat thereof as recorded in Plat Book 8, Pages 18A through 18L, of the Public Records of Charlotte County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the 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 **January 1ST, 2002**.

Further Subject to restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first below written.

IMAGED
01

Signed, sealed and delivered in the presence of:

Signature [Handwritten Signature]

Signature Peter J. Walsh Jr

Printed Signature [Handwritten Signature]

Signature Arrilyn Kallas

Printed Signature

James J. Francis
James J. Francis Individually and as Co-Trustee of The James J. Francis and Vivian M. Francis Trust, Dated February 22, 2001

Vivian M. Francis
Vivian M. Francis, Individually and as Co-Trustee of The James J. Francis and Vivian M. Francis Trust, Dated February 22, 2001

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 6th day of May, 2002 by James J. Francis and Vivian M. Francis, who is (are) personally known to me or who produced Driver's License as identification and who did/did not take an oath.

[Handwritten Signature]

Print Name: _____

Notary Public _____

My Commission Expires: _____

Notary Seal: _____

