

Rec. 10.30
Doc 11.05

This Instrument Prepared By:
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P. O. Drawer 4195
Sarasota, FL 34230
(813) 366-6222

341073

return to:
Scott H. Christiansen
The Sarasota Quay
Suite 700
Sarasota, FL 34236

SPECIAL WARRANTY DEED

DATE: September 10, 1989

GRANTOR: JEROME V. ANSEL, 7227 Clint Moore Road, Boca Raton, FL 33434

GRANTEE: TOWN OF LONGBOAT KEY, FLORIDA, a municipal corporation of the State of Florida

Grantee's Post Office Address: 501 Bay Isles Road
Longboat Key, FL 34228

Grantees Social Security No.: Not Applicable

Property Appraiser's Parcel ID No.: 79871.000-0

WITNESSETH: That the Grantor, for and in consideration of the sum of \$1.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the fee simple determinable title to all that certain land situate in Manatee County, Florida, viz:

Lot 12, Bailey-Dobson Subdivision, as per plat thereof, recorded in Plat Book 9, Page 51, Public Records of Manatee County, Florida.

(hereinafter referred to as the "Property").

THIS CONVEYANCE is made subject to easements, restrictions, reservations and limitations of record, taxes and assessments for the year 1989 and subsequent years, governmental zoning, laws, ordinances, rules and regulations.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever, except as otherwise provided herein.

GRANTOR warrants and represents that Grantor resides with his spouse on other lands and the Property is not the homestead of Grantor.

THE GRANTOR does not warrant title to any portion of the Property which is submerged land or lies beneath the mean high water line of Sarasota Bay or tributaries.

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 claiming by, through or under the said Grantor.

RECORD VERIFIED
R.B. SHORE CLERK OF CIRCUIT COURT
BY: [Signature] ds

DOCUMENTARY TAX PD. \$ 1.55
INTANGIBLE TAX PD. \$
R. B. SHORE, CLERK MANATEE COUNTY
BY: [Signature]
D. 11.1.89

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Ray L. Lettingell
William J. [Signature]

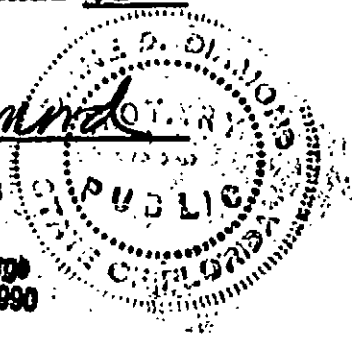
[Signature] (SEAL)
JEROME V. ANSEL

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12th
day of September, 1989.

Deane S. Diamond
NOTARY PUBLIC
My Commission Expires

Notary Public State of Florida at Large
My Commission Expires October 7 1990



FILED AND RECORDED
R.B. SHORE, CLERK
MANATEE COUNTY, FL.
SEP 14 3 01 PM '89