Rec. $6.00
D.S. $490.00

This Instrument Prepared by and Return to:

Scott D. Ittersagen
McKinley, Ittersagen, Gunderson & Berntsson
1861 Placida Road, Suite 204
Englewood, Florida 34223

Property Appraiser's Parcel I.D. (Folio) Number(s):
0076786-000000-0

File No:**20042336**

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 02464
PG 0333 (1 Pg(s))
FILE NUMBER 1198875
RECORDED 05/14/2004 10:29:23 AM
RECORDING FEES 6.00
DEED DOC 490.00

WARRANTY DEED

This Warranty Deed, Made this **7th day of May, 2004**, by and between **ROBERTO J. IGLESIAS, as Successor Trustee of the BONITA LAND TRUST**, hereinafter called the grantor, whose post office address is: **5718 Westheimer, Suite 1806, Houston, Texas 77057**and

RAYMOND E. COOPER, whose post office address is: **7091 NW 63rd Way, Parkland, Florida 33067**, 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 17, Block D, CAPE HAZE EAST, 1ST ADDITION, a subdivision according to the plat thereof, recorded in Plat Book 3, Page 28, of the Public Records of Charlotte County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2004 and subsequent years.

Grantor covenants that said trust is still in full force and effect and has not been revoked or amended.

Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to Grantor's homestead or residence.

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 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.
(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: Sharon L. Merrill
Printed Name: SHARON L. MERRILL

Witness Signature: L.A. Boyle
Printed Name: L.A. Boyle

ROBERTO J. IGLESIAS, as Successor Trustee of the BONITA LAND TRUST

By: _____(Seal)
ROBERTO J. IGLESIAS, as Trustee

IMAGED IN PG

STATE OF **FLORIDA**
COUNTY OF **CHARLOTTE**

The foregoing instrument was acknowledged before me this 12th day of May, 2004, by **ROBERTO J. IGLESIAS, as Successor Trustee of the BONITA LAND TRUST**, on behalf of said trust. He/she is personally known to me or who has produced driver license(s) as identification.

Sharon L. Merrill
SHARON L. MERRILL
Printed Name: **Printed Name:**
Notary Public
Serial Number
My Commission Expires:

Sharon L Merrill
My Commission DD244929
Expires December 06 2007