

THIS INSTRUMENT WAS PREPARED INCIDENTAL TO THE WRITING OF A TITLE INSURANCE POLICY BY AND RETURN TO:

Shari Justice
Advance Homestead Title, Inc.
4771 South Suncoast Boulevard
Homosassa, FL 34446

BARBARA T. SCOTT, CLERK
CHARLOTTE COUNTY
OR BOOK 02756
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(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 6 day of June, 2005, between Raymond Cooper and Sally Cooper, husband and wife whose post office address is 7091 N.W. 63rd Way, Parkland, FL 33067, grantor, and Norman Finestine and Cindy Finestine, husband and wife whose post office address is 16 TAMERLINE LN OAKLAND NJ 07436 grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Charlotte County, Florida, to-wit:

Lot 17, Block D, of Cape Haze East, 1st Addition, a subdivision, according to the plat thereof, as recorded in Plat Book 3, Page(s) 28, of the Public Records of Charlotte County, Florida.

Parcel Identification Number(s): (0076786-000100-9)

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, 2004, restrictions, reservations, covenants and easements of record.

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:

David R. Fontecchio
Witness Name: DAVID R. FONTECCHIO

Raymond Cooper
Raymond Cooper

Frank Talbot
Witness Name: FRANK TALBOT

Sally Cooper
Sally Cooper

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6 day of July, 2005, by Raymond Cooper and Sally Cooper, husband and wife. Personally Known OR Produced Identification . Type of Identification Produced _____.

David R. Fontecchio
Signature of Notary Public

(NOTARY SEAL)

DAVID R. FONTECCHIO
Printed Name of Notary Public

