

2396908

B-1-5-4

112886
509500

REC. \$5.00
DOC. 25.50

WARRANTY DEED

THIS INSTRUMENT, Made this **19TH** day of **DECEMBER**, A.D. 19**86**
BETWEEN GENERAL DEVELOPMENT CORPORATION, a corporation existing under the laws of the
State of Delaware, having a place of business in the County of Dade and State of Florida, and lawfully
authorized to transact business in the State of Florida, party of the first part, and
RICHARD A. SCHWARZ AND TONI R. SCHWARZ, AS JOINT TENANTS
WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN
COMMON

parties of the second part, whose mailing address is:
18139 MALLARD CIRCLE
STRONGSVILLE, OH 44136

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in County of **CHARLOTTE** and State of Florida, to wit:

LOT 12, BLOCK 2570, OF PORT CHARLOTTE SUBDIVISION SECTION 29, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 22A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

We reserve all water rights below 400 feet in depth, with no right of surface access on your property; and we reserve a right of surface access on your property for the purpose of completing land development work within the area surrounding your property (including removal of any soil deposited by us), up to the time a building permit has been issued for the construction of a structure upon your property.

Subject to conditions, restrictions, reservations, limitations and easements of record: zoning and other regulatory ordinances and taxes for the year 19**87**.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its authorized officer and its corporate seal to be affixed the day and year above written.

GENERAL DEVELOPMENT CORPORATION

By Sarah S. Bailey (Seal)

Deeding Officer: **SARAH L. BAILEY**

Documentary Tax Pd. 25.50
Intangible Tax Pd. _____
Recorded in Book _____, Clerk Office of County
By [Signature] S.C.

STATE OF FLORIDA
COUNTY OF DADE

I **HEREBY CERTIFY**, that on this **19TH** day of **DECEMBER**, A.D. 19**86**
before me personally appeared **SARAH L. BAILEY**, Deeding Officer
of **GENERAL DEVELOPMENT CORPORATION**, a corporation under the laws of the State of Delaware,
to me known to be the person who signed the foregoing instrument as such officer and acknowledged
the execution thereof to be his free act and deed as such officer for the uses and purposes therein
mentioned and that he affixed thereto the official seal of said corporation and that the said instrument is
the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida the
day and year last aforesaid.

This Instrument Was Prepared By:
SAUL J. SACK, General Counsel
1111 South Bayshore Drive
Miami, FL 33131

[Signature] (SEAL)
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES APR 24, 1988
BONDED BY GENERAL INS. CO. OF FLA.

RECORD VERIFIED - B. J. T. Scott, Clerk
By G. S. Sack

FILE 87-808657

OR 902 PG 1921