BOOK:1614 PAGE:1088 FILE:9720602
REC $6.00
DOC $315.00

C12451

State of Florida WARRANTY DEED

1996 # 30-2S-28-0410-00100-00F0

COUNTY OF SANTA ROSA

KNOW ALL MEN BY THESE PRESENTS: That WILLIAM TERRENCE COLE AND CATHERINE ANN COLE, HUSBAND AND WIFE

, Grantor, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto BAROCO INVESTMENTS INC.

, Grantee, of 6706 NORTH NINTH AVENUE PENSACOLA FLORIDA 32504,

the following described real property, situate, lying and being in the State of Florida, and County of SANTA ROSA to wit:

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT NO. "F", BUILDING 1, BREEZY POINT CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 725 PAGE 705 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION APPURTENANT THERETO, ALL IN ACCORDANCE WITH AND SUBJECT, HOWEVER, TO ALL OF THE PROVISIONS OF THE SAID DECLARATION OF CONDOMINIUM OF BREEZY POINT CONDOMINIUM, A CONDOMINIUM.

** OFFICIAL RECORDS **
BK 1614 PG 1088

FILE# 9720602
RCD:JUN 16 1997 @ 9:15 AM

DOC STAMP $315.00

DOC VERIFIED: C Duncan
DC, SANTA ROSA COUNTY, FL

INSTRUMENT PREPARED BY:
MARY J. MAY, PRESIDENT
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

THE GRANTOR(S) DOES NOT RESIDE ON THE ABOVE DESCRIBED PROPERTY NOR CLAIM IT AS HOMESTEAD.

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.
(Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest.)
To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.
And the grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same, that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, the said grantee, his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 9th day of June, 1997.

Signed, sealed and delivered in the presence of:

Robert F. Irvine
ROBERT F. IRVINE

Isabel B. Irvine
ISABEL B. IRVINE

William Terrence Cole (seal)
WILLIAM TERRENCE COLE

Catherine Ann Cole (seal)
CATHERINE ANN COLE

(seal)

(seal)

STATE OF Pennsylvania
COUNTY OF Lancaster

SANTA ROSA COUNTY, FLORIDA
MARY M JOHNSON, CLERK

The foregoing instrument was acknowledged before me this the 8th day of June, 1997, by WILLIAM TERRENCE COLE AND CATHERINE ANN COLE, HUSBAND AND WIFE

personally known to me ~~or has produced~~ and who did not take an oath.

Notarial Seal
Linda J. Lauria, Notary Public
Manheim Twp., Lancaster County
My Commission Expires Feb. 10, 2000
Member, Pennsylvania Association of Notaries

Linda J. Lauria
Notary Public
Commission number:
Commission expires: Feb 10, 2000