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MAP 61

Form 64 Florida Photostat WARRANTY DEED—(Statutory Form)

TUTBLANK REGISTERED U.S. PAT. OFFICE
Title Law Print. Publishers, Oakland, Ca.

303 498

This Indenture,

175970

Made this 3rd day of February, A. D. 1953
Between John L. Early and Maebelle B. Early, husband and wife,
and Charles E. Early and Helen T. Early, husband and wife,

of the County of Sarasota in the State of Florida
parties of the first part, and Joseph H. McCurdy, a single man, whose
address is 310 South Osprey, Sarasota, Florida

of the County of Sarasota in the State of Florida
part of the second part,

Witnesseth, that the said parties of the first part, for and in consideration
of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION Dollars,
to them in hand paid by the said party of the second part, the receipt
whereof is hereby acknowledged, have granted, bargained and sold to the
said party of the second part, his heirs and assigns
forever, the following described land, situate, lying and being in the County of
Sarasota State of Florida, to wit:

The westerly 118.0 feet on the north boundary and the westerly 120.76
feet on the south boundary of the north 963.4 feet of Lot 4, Block 4;
together with those parts of Lot 5, Block 4, the north 303.4 feet of
Lot 6, Block 4, and Lot 1, Block 3 lying east of the right-of-way of
the Seaboard Air Line Railroad; excepting a strip 30 feet wide north
and south along the north boundary for a road right-of-way; all in
Section 34, Township 36 South, Range 18 East, of Phillippi Creek Farms
Subdivision, as per plat thereof recorded in Plat Book 1, Page 253 of
the Public Records of Manatee County, Florida, being the same as that
marked "Parcel F" on that certain survey of W. W. Liddell dated the
28th day of May, 1952, a copy of which is attached hereto.

Subject to taxes and assessments for the years 1952 and 1953 and any
interest the County of Sarasota or the public in general shall have in
an easement 24 feet left of and 24 feet right of the West boundary of
the SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 18 East.

The grantee covenants with the grantors that the above described prop-
erty shall be limited to agricultural and residential use and that
said covenants shall be binding upon the grantee and his heirs and
assigns and shall run with said land until January 1st, 1970.

And the said parties of the first part do 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 parties of the first part have hereunto
set their hands and seals the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

Janita P. Moody
Att. St. Seale



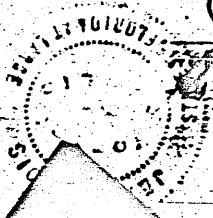
John L. Early
Maebelle B. Early
Charles E. Early
Helen T. Early

State of Florida,
County of SARASOTA

I HEREBY CERTIFY, That on this day personally appeared before me, an
officer duly authorized to administer oaths and take acknowledgments, John L.
Early and Maebelle B. Early, husband and wife, and Charles E. Early and
Helen T. Early, husband and wife,
to me well known and known to me to be the individuals described in and who
executed the foregoing deed, and they have acknowledged before me that
they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Sarasota
County of Sarasota, and State of Florida, this 13th
day of February, A. D. 1953.

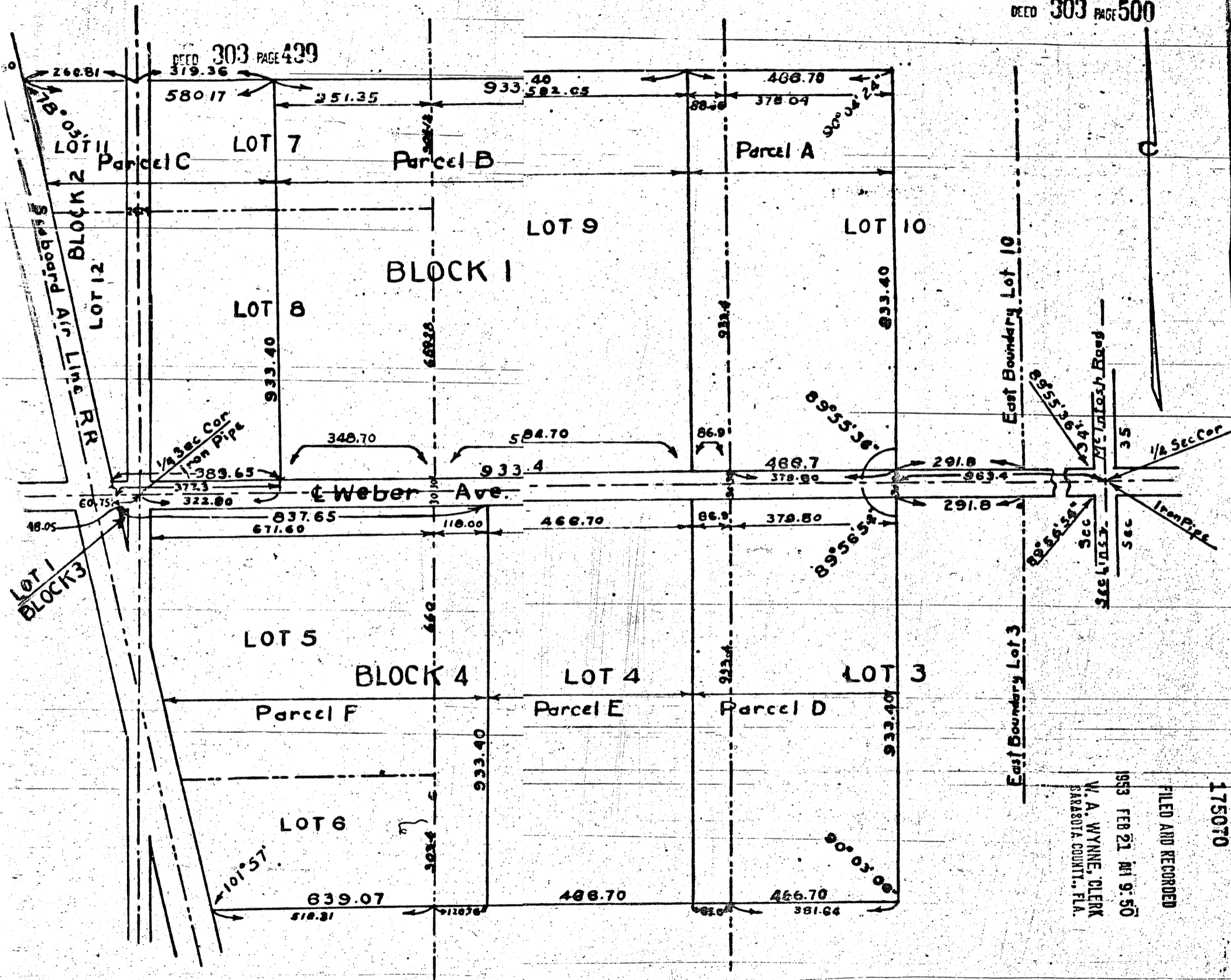
Joseph H. McCurdy
Notary Public, State of Florida at
Tampa, Florida at large
My Commission Expires July 25, 1956
Bonded by Mass. Bonding & Insurance Co.



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 FILED AND RECORDED
 1953 FEB 21 AM 9:50
 W. A. WYNN, CLERK
 SARASOTA COUNTY, FLA.

The above plat is a resubdivision of the following property; located in Phillippi Creek Farms Subdivision as per plat thereof recorded in Plat Book 1, Page 253, of the Public Records of Manatee County, Florida; Lot 8 and parts of Lots 7, 9, and 10, Block 1, of Lots 11 and 12, Block 2; part of Lot 1, Block 3; parts of Lots 3, 4, 5, and 6, Block 4, of Section 34, Twp. 36 S., R. 18 E., and now in Sarasota County, Florida.
 Date of survey May 28 1952.