

Prepared By: KRISTA L. KERR
ISLAND TITLE GUARANTY AGENCY, INC.

*** 2442039 OR: 2518 PG: 3019 **

6300 TRAIL BOULEVARD NAPLES, FL 34108

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
03/03/1999 at 09:22AM DWIGHT B. BROCK, CLERK
CONS 55000.00
REC FEE 6.00
DOC-.70 385.00

incidental to the issuance of a title insurance policy.

File No.: 0939.03*990137N

Parcel ID # 26430500002

Grantee(s) SS # ,

WARRANTY DEED
(INDIVIDUAL)

Retn:
ISLAND TITLE GUARANTY AGENCY I
PICK UP

This WARRANTY DEED, dated 2/26/99

by
WILLIAM HARTMAN

whose post office address is
PO BOX 9832 NAPLES, FL 34101-9832

hereinafter called the GRANTOR, to
WOLFGANG HARGITAI and DANIELA HARGITAI, HUSBAND AND WIFE

whose post office address is HOSENHAUSERTR I, SOLINGEN, 42655

hereinafter called the GRANTEE:

(Wherever 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.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 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 Collier County, Florida, viz:

The West 50 feet of lots 12 and 12A and the East 1/2 of lots 13 and 13A, Coconut Creek Unit No. 1, according to the Plat thereof recorded in Plat Book 1, Page 108, of the Public Records of Collier County, Florida.

GRANTOR HEREBY WARRANTS THAT SAID PROPERTY IS NOT HIS HOMESTEAD PROPERTY

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1999 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:


WILLIAM HARTMAN

Signature: 

Print Name: Krista L. Kerr

Signature: 

Print Name: Maureen Genovesi

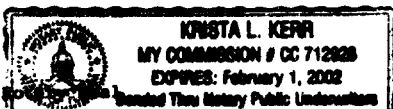
State of Florida
County of Collier

I am a notary public of the state of Florida, and my commission expires: 02/01/02

THE FOREGOING INSTRUMENT was acknowledged before me on 2/26/99 by

WILLIAM HARTMAN

who is personally known to me or who has produced  as identification and who _____ take an oath.
(type of identification) (did/did not)



Signature: 
Print Name: Notary Public