

Prepared by and return to:

John M. Spottswood, Jr.

Attorney at Law

Spottswood, Spottswood & Spottswood

500 Fleming Street

Key West, FL 33040

305-294-9556

File Number: 06-267-EB

Doc# 1595773 08/02/2006 3:20PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

08/02/2006 3:20PM
DEED DOC STAMP CL: JENNIFERH\$3,990.00

Doc# 1595773
Bk# 2228 Pg# 1286

[Space Above This Line For Recording Date]

Warranty Deed

This Warranty Deed made this 1st day of August, 2006 between 914 FRANCES STREET, LLC, a Florida limited liability company whose post office address is 1201 Olivia Street, Key West, FL 33040, grantor, and PETER E. BATTY, a single man and PETER H. BATTY, a married man, as tenants in common whose post office address is 1105 Whitehead St., Key West, FL 33040, 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 **Monroe County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 00031880-000000

The property herein conveyed does NOT constitute the Homestead property of the Grantor, as defined under the Florida Constitution.

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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 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, 2005**.

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:

Eric N. Hughes
Witness ERIC N. HUGHES
Mary E. Turso
Witness Name: MARY E. TURSO

914 FRANCES STREET, LLC, a Florida limited liability company
By: *Steve Bringle*
STEVE BRINGLE, Member/Manager

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 1st day of August, 2006 by STEVE BRINGLE, as Member/Manager of 914 FRANCES STREET, LLC, a Florida limited liability company, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Mary E. Turso
Notary Public
Printed Name: Mary E. Turso
My Commission Expires: _____

Prepared by and return to:

Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040

Doc# 1686014 03/12/2008 2:04PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

03/12/2008 2:04PM
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1686014
Bkn 2349 Pgn 2230

[Space Above This Line For-Recording Data]

Warranty Deed

This Warranty Deed made this 22 day of Feb, 2008 between Peter E. Batty, a single man whose post office address is 912 Georgia Street, Key West, FL, grantor, and Peter H. Batty, a married man, whose post office address is 912 Georgia Street, Key West, FL, 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 , to-wit:

1009 Catherine Street

Part of Lot Fourteen (14), Square Six (6), Tract Thirteen (13), having a frontage on Catherine Street Forty-Three (43) feet and six (6) inches and a depth of Fifty-Two (52) feet Four (4) inches.

More Particularly described as follows:

A parcel of land on the Island of Key West and known as a part of Lot 14, Square 6, Tract 13, as shown on Watson's Subdivision of said tract, recorded in Deed Book "I", Page 209 of the Public Records of Monroe County, Florida; said parcel being more particularly described as follows; COMMENCE at the intersection of the NE'y right of way line of Grinnell Street with the NW'y right of way line of Catherine Street and run thence NE'y along the NW'y right of way line of the said Catherine Street for a distance on 65.00 feet to the Point of Beginning; thence continue NE'y right of way line on the said Catherine Street for a distance of 43.50 feet thence NW'y and at right angles for a distance of 52.33 feet; thence Sw'y and at right angles for a distance of 43.50 feet; thence SE'y and at right angles for a distance of 52.33 feet back to the Point of Beginning.

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 .

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:

WITNESSES:

Mary P. Alley-Draper
Printed Name MARY P. ALLEY-DRAPER

Jonny M. ...
Printed Name Jonny M. ...

PETER E. BATTY
PETER E. BATTY

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 22nd day of February 2008 by PETER E. BATTY, who is personally known to me ~~or who has produced~~ his identification.



Mary P. Alley-Draper
Notary:
Commission expires

EXHIBIT "A"

1009 Catherine Street:

Part of Lot Fourteen (14), Square Six (6), Tract Thirteen (13), having a frontage on Catherine Street Forty-Three (43) feet and Six (6) inches and a depth of Fifty-Two (52) feet Four (4) inches.

More particularly described as follows:

A parcel of land on the Island of Key West and known as a part of Lot 14, Square 6, Tract 13, as shown on Watson's Subdivision of said tract, recorded in Deed Book "I", Page 209 of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows; COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the NW'ly right of way line of Catherine Street and run thence NE'ly along the NW'ly right of way line of the said Catherine Street for a distance on 65.00 feet to the Point of Beginning; thence continue NE'ly right of way line on the said Catherine Street for a distance of 43.50 feet thence NW'ly and at right angles for a distance of 52.33 feet; thence SW'ly and at right angles for a distance of 43.50 feet; thence SE'ly and at right angles for a distance of 52.33 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS