

90034951

Rec 1500

Dues 12,650.00

12,645.00

WARRANTY DEED

This Warranty Deed is made this 2nd day of April, 1990, by COMMERCIAL DEVELOPMENT SERVICES, INC., a Florida corporation, of the County of Sarasota in the State of Florida, hereinafter referred to as "Grantor," to BLACKBURN POINT LIMITED, a Florida limited partnership, whose Taxpayer Identification Number is 65-0173921, and whose post office address is 1605 Main Street, Suite 900, Sarasota, Florida 34236, hereinafter referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee his heirs and assigns forever the following described real property in Sarasota County, Florida:

See Exhibit "A" annexed hereto

The Data Processing Number of the above described real property is 0157-01-0009.

Subject to governmental regulations and real property taxes for the current year and those certain easements, reservations and restrictions set forth on Exhibit "B" annexed hereto.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:

COMMERCIAL DEVELOPMENT SERVICES, INC., a Florida corporation

By:

Thomas J. Wessel
As its President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 2nd day of April, 1990 by Thomas J. Wessel as President of Commercial Development Services, Inc., a Florida corporation on behalf of said corporation.

Notary Public

My Commission Expires:

2/26/91

This Instrument Prepared by:
Sam D. Norton, Esq.
Norton & Froug, P.A.
2055 Wood Street, Suite 104
Sarasota, Florida 34237
(c:\3\29\wd.1)

TRANS NUM:00018250
DOC STAMPS PD: \$12650.00
INTANG. TAX PD: \$.00
KAREN B RUSHING SARASOTA CO.
BY: [Signature] D.C.

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EXHIBIT "A"

Begin at the intersection of the Westerly R.O.W. line of the Tamiami Trail (U.S. 41) with the North line of Section 15, Township 38 South, Range 18 East; thence North 89 degrees 54'39" West along said North line 126.22 feet; thence South 0 degrees 07'51" West, 368.5 feet; thence South 24 degrees 51'34" East, 238.42 feet; thence North 63 degrees 59'29" East, 270.18 feet to the aforementioned Westerly R.O.W. line of Tamiami Trail, thence North 24 degrees 51'34" West along said R.O.W. line 513.75 feet to the Point of Beginning. Lying and being in Section 15, Township 38 South, Range 18 East, Sarasota County, Florida;

Less the following described land:

Begin at the intersection of the Westerly Right of Way line of the Tamiami Trail (U.S. 41) with the North line of Section 15, Township 38 South, Range 18 East, Sarasota County, Florida; thence North 89 degrees 52'10" West, along said North line of Section 15, a distance of 126.22 feet; thence South 00 degrees 07'51" West, 214.59 feet; thence South 89 degrees 52'09" East, 169.42 feet; thence North 65 degrees 08'26" East, 51.50 feet to said Westerly Right of Way line; thence North 24 degrees 51'34" West along said Westerly Right of Way line 212.75 feet to the Point of Beginning.

All being in Section 15, Township 38 South, Range 18 East, Sarasota County, Florida.

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EXHIBIT "B"
TO WARRANTY DEED

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1. That certain Mortgage in favor of Barnett Bank of Manatee County, N.A., recorded in O.R. Book 1896 at Page 2210, UCC-1 Financing Statement in favor of Barnett Bank of Manatee County, N.A. recorded in O.R. Book 1896 at Page 2220, of the Public Records of Sarasota County, Florida, which Grantee herein hereby agrees to assume and pay.
2. Real property taxes for the year 1990 and all subsequent years.
3. Easements contained in Sublease Agreement executed by and between Pine Run Plaza, Ltd., as sublessor, and First State Bank of Sarasota County, as sublessee, a memorandum of which has been filed in O.R. Book 1052, Page 1669, of the Public Records of Sarasota County, Florida.
4. Easement to Florida Power and Light Company recorded in O.R. Book 2018, Page 2473, of the Public Records of Sarasota County, Florida.
5. License Agreement between Pine Run Association, Inc., a Florida corporation; Southbay Utilities, Inc., a Florida corporation; and Commercial Development Services, Inc., a Florida corporation, recorded in O.R. Book 1925, Page 1254, of the Public Records of Sarasota County, Florida.
6. Notice of Stipulations and Limitations encumbering real property pursuant to Sarasota County Zoning Code recorded in O.R. Book 2083, Page 482, of the Public Records of Sarasota County, Florida.

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RECORDED IN OFFICIAL
RECORDS
REC'D VERIFIED
APR 3 3 23 PM '90
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.