

Rcd 10.50
Sample 55

90072559

WARRANTY DEED

** OFFICIAL RECORDS **
BOOK 2225
PAGE 924

This Warranty Deed Made and executed on this the 9th day of July, 1990 by SONMUCHLAL L. PATEL and RAMILA S. PATEL, husband and wife, hereinafter called the Grantor, to SUNTOSHI, INC., a Florida corporation, (I.D. No. Applied For), hereinafter called the Grantee, whose post office address is 4309 North Tamiami Trail, Sarasota, Florida 34207.

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release and confirm unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

See Exhibit "A" attached hereto and by reference made a part hereof.
(Property I.D. No. 2001-15-0038)

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 real estate taxes for the year 1990 and subsequent years and all valid easements, restrictions and reservations of record.

The Grantors herein certify that SONMUCHLAL L. PATEL is one and the same person as SONMUCHAL L. PATEL, one of the Grantees in that certain Deed recorded in Official Records Book 2085, Page 1904, of the Public Records of Sarasota County, Florida and the variation in the name is a typographical error.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Curtis D. Hamlin
Curtis D. Hamlin

Sonmuchlal L. Patel
SONMUCHLAL L. PATEL
Ramila S. Patel
RAMILA S. PATEL

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~
SARASOTA

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SONMUCHLAL L. PATEL and RAMILA S. PATEL, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and seal in the County and State last aforesaid this 9th day of July, A.D. 1990.

Curtis D. Hamlin
Notary Public

My commission expires:



This Instrument Prepared By:
Curtis D. Hamlin, Esq.
HARLEE & PORGES, P.A.
1205 Manatee Avenue West
Bradenton, Florida 34205

TRANSNUM:00036655
DOC STAMPS PD: \$.55
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: [Signature] D.C.

EXHIBIT "A"

A parcel of land situated in Section 1, Township 36 South, Range 17 East, Sarasota County, Florida being more particularly described as follows:

Commence at the intersection of the North line of Broadway Court of Indian Beach as recorded in Plat Book 1 at Page 161 of the Public Records of Sarasota County, with the Easterly R/W line of Tamiami Trail (U.S. 41); thence North 16°57'00" West along the said Easterly R/W line of Tamiami Trail 173.30 feet for a P.O.B.; thence continue North 16°57'00" West 175.39 feet; thence South 89°57'04" East 540.82 feet to the Westerly R/W line of vacated Armstrong Avenue (30' wide vacated R/W); thence South 00°09'00" West along said Westerly R/W line 167.52 feet; thence North 89°58'32" West 489.25 feet to the P.O.B.

Together with the Westerly fifteen feet (15') of that portion of the vacated thirty foot (30') wide right-of-way of Armstrong Avenue abutting the above described parcel and which right-of-way was vacated by Ordinance No. 83-2683 of the City of Sarasota as recorded in Official Records Book 1595 at Page 1681 of the Public Records of Sarasota County, Florida.

Intended to be the same premises as described in Special Warranty Deed dated December 16, 1988 by NCNB National Bank of Florida, as Grantor, to Sonmuchi L. Patel and Ramila S. Patel, husband and wife, as recorded in Official Record Book 2085 at Page 1904 of the Public Records of Sarasota County, Florida.

Together with an Easement dated February 14, 1974 from North Methodist Church to William Hohman and Lorene B. Hohman, recorded in O.R. Book 1697, Page 1695, of the Public Records of Sarasota County, Florida.

RECORDED IN OFFICIAL
RECORDS
RECORD VERIFIED
JUN 10 4 06 PM '90
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.