

Doc Stamps: 1,919.50
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** OFFICIAL RECORDS **
BOOK 2251 PAGE 1946

WINDING OAKS
a Condominium
Longboat Key, Florida

90111124

I N D E N T U R E

TRANS NUM: 00054664
DOC STAMPS PD: \$1919.50
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: [Signature] D.C.

THIS INDENTURE, Made this 29th day of October, A.D. 1990, between ARVIDA/JMB PARTNERS, a Florida general partnership, party of the first part, and DONALD J. FARKAS and JUDITH A. FARKAS, husband and wife whose address is 3439 Winding Oaks Drive, Longboat Key, FL 34228, party of the second part.

W I T N E S S E T H :

That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said party of the second part, their successors, heirs, legal representatives and assigns forever, the following described real property, situate, lying and being in the County of Sarasota and State of Florida, to wit:

Unit 20, WINDING OAKS, a Condominium according to the Declaration of Condominium recorded in Official Records Book 2067, Page 1018, as amended, and as per plat thereof recorded in Condominium Book 27, Pages 27-27I, as amended, Public Records of Sarasota County, Florida.

Party of the second part, by acceptance hereof and by agreement with the party of the first part, hereby expressly assumes and agrees to be bound by and comply with all of the covenants, terms, provisions and conditions set forth and contained in the Declaration of Condominium, including but not limited to the obligation to make payment of assessments which may be levied against the above-described unit.

This conveyance is made subject to the following:

1. Real estate taxes for the current year and subsequent years.
2. Applicable zoning regulations and ordinances;
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements and lien rights set forth and contained in the Declaration of Condominium hereinabove described;
4. All other covenants, conditions, restrictions and easements of record, if any;

and said party of the first part does hereby specially warrant the title to said property only against the lawful claims of all persons claiming by, through or under party of the first part.

IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Assistant Secretary, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

[Signature]
M. J. Haney

ARVIDA/JMB PARTNERS,
a Florida general partnership
By: ARVIDA/JMB MANAGERS, INC.,
a Delaware corporation, as
General Partner

By: [Signature]
As its Vice President

(CORPORATE SEAL)

As its Assistant Secretary

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 23rd day of October, 1990, by JAMES D. MOTTA, as Vice President of ARVIDA/JMB MANAGERS, Inc., a Delaware corporation authorized to do business in the State of Florida, on behalf of the corporation as General Partner of ARVIDA/JMB PARTNERS, a Florida general partnership.

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Prepared By: William M. Seider/dkv
Williams, Parker, Harrison, Dietz & Getzen
1550 Ringling Blvd., P. O. Box 3258
Sarasota, Florida 34230

Deanna R. Gorey
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES, AUG. 13, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.