

Record & Return to:
Stephen C. Booth, Esquire
7510 Ridge Road
Port Richey, Florida 34668

This instrument prepared by: Preston O. Cockey, Jr.
P.O. Box 3433
Tampa, FL 33601

② K 5P9. 21.
2400 3
2522.30

WARRANTY DEED

90113893

OFFICIAL RECORDS
BOOK 2253 PAGE 1805

THIS WARRANTY DEED made this 29th day of October, 1990, by VENICE PINES PLAZA, LTD., a Florida limited partnership ("Grantor"), to MOBIL OIL CORPORATION, a New York corporation, whose address is 3225 Gallows Road, Fairfax, Virginia 22037 ("Grantee").

WITNESSETH: That 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, conveys and confirms unto the Grantee all that certain land situate in Sarasota County, Florida, more particularly described on Exhibit A attached hereto and made a part hereof (the "Land").

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 Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land; that Grantor hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever; and that the Land is free of all encumbrances, except taxes accruing subsequent to December 31, 1989, and those restrictions set forth on Exhibit B hereto.

AND Grantor further covenants with Grantee that no part of Grantor's property described on Exhibit "C", or any other property owned by Grantor and located within 2,000 feet of the Land, shall be developed or used in whole or in part for the retail sale of petroleum fuel or for a car wash, nor shall Grantor grant ingress or egress across the property described in Exhibit "C" to property used for the retail sale of petroleum fuel or for a car wash.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed the day and year first above written.

Witnesses:

VENICE PINES PLAZA, LTD., a
Florida limited partnership

By: MENDEZ/CHUNN FINANCIAL
SERVICES, INC. a Florida
Corporation, General Partner

Barbara W. Stanton
L. G. Chunn

By: [Signature]
C. F. Chunn, Vice President

(Corporate Seal)

TRANS NUM:00055942
DOC STAMPS PD: \$2522.30
INTANG. TAX PD: \$.00
KAREN E. RUSHING SARASOTA CO.
BY: [Signature] D.C.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 29th day of October, 1990, by C. F. Chunn, Vice President of Mendez/Chunn Financial Services, Inc., a Florida corporation, general partner of Venice Pines Plaza, Ltd., a Florida limited partnership, on behalf of the limited partnership.

L. G. Chunn
Notary Public, State of Florida
at Large

My Commission Expires: My Commission Expires Aug. 20, 1993

Notary Public, State of Florida

Bonded For Use In Hillsborough County, Florida

1074-066-4172

** OFFICIAL RECORDS **
BOOK 2263
PAGE 1806

EXHIBIT "A"

A tract of land lying in the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida; thence N 88°59'37" W along the South line of said Section 15, a distance of 589.28 feet; thence N 00°26'26" E., parallel with the East line of said Section 15, a distance of 70.00 feet to the intersection with the North right-of-way line of Center Road; thence N 88°59'37" W. along said North right-of-way line of Center Road, a distance of 705.39 feet to the intersection with the East right-of-way line of Jacaranda Boulevard (150 foot wide right-of-way); thence N 01°15'08" E. along said East right-of-way line of Jacaranda Boulevard, a distance of 413.61 feet to the Point of Beginning; thence continue N. 01°15'08" E along said East right-of-way line of Jacaranda Boulevard, a distance of 164.00 feet; thence S. 88°44'52" E. perpendicular to said East right-of-way line of Jacaranda Boulevard, a distance of 180.00 feet; thence S. 01°15'08" W. parallel with said East right-of-way of Jacaranda Boulevard, a distance of 164.00 feet; thence N 88°44'52" W., perpendicular to said East right-of-way line of Jacaranda Boulevard, a distance of 180.00 feet to the Point of Beginning.

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

EXHIBIT "B" - EXCEPTIONS TO TITLE

1. Notice of Stipulations and Limitations, recorded in O.R. Book 1972, page 2808;

2. Declaration of Restrictions and Easements, recorded in O.R. Book 2129, page 1684;

3. Short Form Lease by and between Mendez/Chunn Financial Services, Inc. and Kash-'N-Karry Food Stores, Inc., recorded in O.R. Book 2131, page 2756, and as modified in O.R. Book 2198, page 2812, and in O.R. Book 2222, page 506.

4. Water and Sewer Service Agreement with Venice Gardens Utility Corporation, recorded in O.R. Book 2132, page 1130; and

5. Special Assessment Sarasota County Ordinance No. 83-24, recorded in O.R. Book 2172, page 1503;

All of the Public Records of Sarasota County, Florida.

** OFFICIAL RECORDS **
BOOK 2253
PAGE 1808

EXHIBIT "C"

A tract of land lying in the East 1/2 of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida and being more particularly described as follows:

** OFFICIAL RECORDS **
BOOK 2263
PAGE 1809

Commence at the Southeast corner of Section 15, Township 39 South, Range 19 East; thence North 88°59'37" West along the south line of said Section 15, 589.28 feet; thence leaving said South line of Section 15, run thence North 00°26'26" East and parallel with the East line of said Section 15, 70.00 feet to the intersection with the North right-of-way line of Center Road for a Point of Beginning; thence North 88°59'37" West along said North right-of-way line and parallel with the South line of Section 15, 705.39 feet to the intersection with the East right-of-way line of Jacaranda Boulevard (150 feet wide at this point) as recorded in Official Record Book 1533, page 764, of the public records of Sarasota County, Florida; thence North 01°15'08" East along said East right-of-way line, 792.54 feet to the Point of curvature of a curve to the right; thence Northeasterly along the arc of said curve having a radius of 1,357.39 feet and a central angle of 06°01'31", 142.74 feet; thence leaving said East right-of-way line, run thence South 88°59'37" East, 684.65 feet; thence South 00°26'26" West and parallel with the East line of Section 15, 935.00 feet to the Point of Beginning.

RECORDED IN OFFICIAL RECORDS FILED
MAY 5 5 32 PM '90

LESS AND EXCEPT:

RECORDER'S MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received.

A tract of land lying in the East Half of Section 15, Township 39 South, Range 19 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Section 15, Township 39 South, Range 19 East; thence N.88 59'37"W. along said Section 15, a distance of 589.28 feet; thence N.00 26'26"E. parallel with the East line of said Section 15, a distance of 70.00 feet to the intersection with the North right-of-way line of Center road; thence N.88 59'37"W. along said North right-of-way line and parallel with said South line of Section 15, a distance of 705.39 feet to the intersection with the East right-of-way line of Jacaranda Boulevard (150 ft. wide) as recorded in Official Record Book 1533, Page 764, Public Records of Sarasota County, Florida; thence N.01 15'08"E. along said East right-of-way line, a distance of 106.00 feet to the Point of Beginning; thence continue N.01 15'08"E. along said right-of-way line, 260.00 feet; thence S.88 44'52"E. perpendicular to said East right-of-way line, a distance of 157.00 feet; thence S.01 15'08"W. parallel with said East right-of-way line, a distance of 56.00 feet; thence S.88 44'52"E. perpendicular to said East right-of-way line, a distance of 61.00 feet; thence S.01 15'08"W. parallel with said East right-of-way line, a distance of 204.00 feet; thence N.88 44'52"W. perpendicular to said East right-of-way line, a distance of 218.00 feet to the Point of Beginning.