WCS:2333:jws

Rec. $ 6.00
Doc. Stamps ~~200.75~~ ~~177.60~~ 200.75
$206.75

90133550

# WARRANTY DEED

THIS WARRANTY DEED made by PEGGY ALBRITTON, a un-remarried widow, herein called Grantor, to INGEMAR PERSSON, whose post office address is 5422 Proctor Road Sarasota, Florida, herein called Grantee:

W I T N E S S E T H:

That Grantor, in consideration of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

A PORTION OF LOT 4, Block 2, SARASOTA-VENICE COMPANY SUBDIVISION of section 12, township 37 South range 18 East, Recorded in Plat Book "A", Page 68, Public Records of Sarasota County, Florida (Also Recorded in Plat Book 1, Page 255, Public Records of Manatee County, Florida) and being more particulary described as follows: Commence at the N.W. corner of said section 12; Thence 5.89-22'-38'E, along the North line of said section, and also along the centerline of Proctor Road, 846.85, thence 5.00'-03-04'W., 15.00' to the South R/W of Proctor Road, as shown on said recorded plat , for the point of beginning; thence continue 5.00-03-04'W.,248.11; thence 5.89-22-38'E, parallel with the North line of said section 12, a distance of 158.86; thence N. 00-03-04'E., 248.11' to the South R/W of said Proctor Road; thence N. 89-22-38'W along said R/W, 158.86' to the P.O.B.

SUBJECT to those certain rights of Sarasota County over the North 10' of the above described parcel, said 10' strip being a portion of maintained R/W, as shown in road plat book 2 at page 24, of the Public Records of Sarasota Co., Fla.

This conveyance is subject to right of first refusal, first in favor of the Grantor and, if said right is waived by Grantor, next in favor of Albritton Fruit Company, Inc., a Florida Corporation, to purchase the subject property for the indentical price, terms and conditions as any contract entered into by Grantee. In the event Grantee wishes to sell said property, he will give written notice to Grantor and Albritton Fruit Company, Inc., together with a copy of the proposed Contract of Sale. Grantor shall have 15 days after receipt of said notice and contract within which to notify Grantee in writing that she wishes to repurchase the property on the terms and conditions set out in the proposed contracts and if she fails to notify Grantee within such 15 day period, she will be deemed to have waived her option rights. Albritton Fruit Company, Inc. will have an additional 15 day period following the expiration of Grantor's option within which to notify Grantee that it wishes to exercise its right to purchase the property on the same terms and conditions as set out in the proposed contract and in the event it fails to notify Grantee within such additional 15 days period, it will likewise be deemed to have waived its option rights hereunder.

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

IN WITNESS WHEREOF, Grantor signed and sealed this Deed on ~~May 31~~ June 6, 1990.

Signed, sealed and delivered
in the presence of:

Peggy Albritton

Peggy Albritton

STATE OF FLORIDA
COUNTY OF SARASOTA

TRANS NUM:00064062
DOC STAMPS PD: $200.75
INTANG. TAX PD: $.00
KAREN E RUSHING SARASOTA CO.
BY: D.C.

RECORDED IN OFFICIAL RECORDS
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.
SEAL
Dec 31 12 05 PM '90

** OFFICIAL RECORDS **
BOOK 2265 PAGE 1691

I HEREBY CERTIFY that on this day before me personally appeared Peggy Albritton, a un-remarried widow to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that she executed the same.

WITNESS my hand and official seal in said county and state on June 6, 1990.

(NOTARIAL SEAL)

Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB. 13, 1994
BONDED THRU GENERAL INS. UND.

This instrument prepared by:
Stephen T. Cary, Esq.
DYKEMA GOSSETT
Post Office Box 3798
Sarasota, Florida 34230