

Return to: (enclose self-addressed stamped envelope)

Name: Edward Vogler II, Esq.
Blalock, Landers, Walters & Vogler P.A.
Address: 802 11th Street W.
Bradenton, FL 34205

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

91009709

15.00
35

This Instrument Prepared by: Same as above

Address:

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

Continental Paper & Printing Co., Inc. 1987

TRANS NUM:00068872
DOC STAMPS PD: \$.55
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KAREN E RUSHING SARASOTA CO.
BY: Karen E. Rushing D.C.

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 18th day of January A. D. 1991 by

Wayne C. Rickert, as to an undivided 50% interest
hereinafter called the grantor, to James C. Goss

whose postoffice address is 504 63rd Street N.W., Bradenton, Florida 34209
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the 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, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

See Exhibit "A" attached hereto and incorporated herein.

Subject to restrictions, reservations and easements of record.

Grantor represents that the property described on Exhibit "A" attached hereto and incorporated herein does not constitute Grantor's homestead and Grantor resides at 4810 Riverview Blvd. W., Bradenton, Florida 34209.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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 taxes accruing subsequent to December 31, 1990

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

Signed, sealed and delivered in our presence:

James C. Goss
Edward Vogler II

Wayne C. Rickert

WAYNE C. RICKERT



STATE OF FLORIDA
COUNTY OF MANATEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Wayne C. Rickert

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this January A. D. 1991

Edward Vogler II
Notary Public, State of Florida at Large
My Commission Expires August 1, 1992

SAPASOTA BAY MOBILE HOME PARK

The following described Real Property located in the County of Sarasota, State of Florida, to wit:

The East 100 feet of the following described land:

Commence at the SE corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 3, Township 38 South, Range 18 East, thence run West 604 feet along the North line of Oak Street, thence North, parallel with the center line of Tamiami Trail as now located, 324 feet for a point of beginning; thence West to the East line of Palmetto Avenue; thence Northwesterly along the East line of Palmetto Avenue to Grahams property line; thence Easterly along Grahams property line to Trailer Park property, being a point directly North of the point of beginning; thence South to the point of beginning.

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ALSO:

Commence at the SE corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 3, Township 38 South, Range 18 East, thence run West 604 feet along the North line of Oak Street, thence North, parallel with the center line of Tamiami Trail, as now located, 118 feet for a point of beginning, thence 15 feet West, thence 134 feet north, thence 85 feet west, thence 72 feet north, to Pickfords corner, thence 100 feet east to property line, thence 206 feet south to starting point.

ALSO:

BEGINNING at the South East corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 3, Township 38 S. Range 18 E., thence West 419' along the N. line of Oak St. to P.O.B. thence N. parallel with the center line of Tamiami Trail as now located, to a point which is 50' South of the North line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 3; thence go back to P.O.B. and continue West 185' along said N. line of Oak Street thence North and parallel to said center line of Tamiami Trail to a point that intersects the following described line, a portion of which is the North boundary line of this tract; said line beginning on the East line of Palmetto Ave. 242' SEly from a point where the said East line of Palmetto Ave. intersects the North line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 3; thence NEly 504' to a point which is 50' due South of the said N. line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and thence continue East 421' parallel with said North line of said quarter section to a point which is 50' South of the NE corner of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of section 3, Township 38 South, Range 18 East.

(10' PARCEL)

COMMENCE AT THE S.E. CORNER OF THE N.E. 1/4 OF SW 1/4 OF SEC. 3, TWP. 38 S., RGE. 18 E., SARASOTA CO., FLA.; THENCE N 89°41'34" W., ALONG THE NORTH LINE OF OAK ST. (30' WIDE) AND THE EXTENTION THEREOF, 604.00'; THENCE N 0°12'41" E., (PARALLEL WITH THE OLD CENTERLINE OF TAMIAMI TRAIL) 118.00'; THENCE N 89°41'34" W., PARALLEL WITH SAID OAK ST., 15.00'; THENCE N 0°12'41" E., (PARALLEL WITH THE OLD CENTERLINE OF TAMIAMI TRAIL), 124.00' FOR THE POINT OF BEGINNING; THENCE CONTINUE N 0°12'41" E., 10.00'; THENCE N 89°41'34" W. PARALLEL WITH SAID OAK ST., 85.00'; THENCE S 0°12'41" W., (PARALLEL WITH THE OLD CENTERLINE OF TAMIAMI TRAIL) 10.00'; THENCE S 89°41'34" E., 85.00' TO THE P.O.B.

(1' PARCEL)

COMMENCE AT THE S.E. CORNER OF N.E. 1/4 OF THE S.W. 1/4 OF SEC. 3, TWP. 38 S., RGE. 18 E., SARASOTA CO., FLA.; THENCE N 89°41'34" W. ALONG THE NORTH LINE OF OAK ST., (30' WIDE) AND THE EXTENTION THEREOF, 604.00' FOR THE POINT OF BEGINNING; THENCE N 0°12'41" E. (PARALLEL WITH THE OLD CENTERLINE OF TAMIAMI TRAIL) 118.00'; THENCE N 89°41'34" W., PARALLEL WITH SAID OAK ST. 1.00'; THENCE S 0°12'41" W. (PARALLEL WITH THE OLD CENTERLINE OF TAMIAMI TRAIL) 118.00 TO THE NORTH LINE OF SAID OAK ST.; THENCE S 89°41'34" E. ALONG SAID LINE 1.00' TO THE P.O.B.

(3' PARCEL)

COMMENCE AT THE S.E. CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 3, TWP. 38 S., RGE. 18 E., SARASOTA CO., FLA.; THENCE N 89°41'34" W ALONG THE NORTH LINE OF OAK ST. (30' WIDE) AND THE EXTENTION THEREOF, 604.00', THENCE N 0°12'41" E. (PARALLEL WITH THE OLD CENTERLINE OF TAMIAMI TRAIL) 118.00'; THENCE N 89°41'34" W PARALLEL WITH SAID OAK ST., 15.00' FOR THE POINT OF BEGINNING; THENCE CONTINUE N 89°41'34" W, 3.00'; THENCE N 0°12'41" E (PARALLEL WITH THE OLD CENTERLINE OF TAMIAMI TRAIL) 124.00'; THENCE S 89°41'34" E, PARALLEL WITH SAID OAK ST., 3.00'; THENCE S 0°12'41" W, 124.00' TO THE P.O.B.

ALSO

Begin at the S.E. corner of the N.E. 1/4 of S.W. 1/4 of Section 3, Township 38 S., Range 18 E., Sarasota Co., Fla.; thence N. 89°41'34" W. along the North line of Oak St. (30' wide) and the extension thereof, 419.00'; thence N. 0°12'41" E. parallel with the old centerline of Tamiami Trail 337.26' for the P.O.B., said point being the S.W. corner of Sarasota Co. School Board Property; thence continue N. 0°12'41" E. 273.00' to the N.W. corner of said School property; thence S. 89°41'34" E. 5.00'; thence S. 0°12'41" W. 273.00'; thence N. 89°41'34" W., 5.00' to the P.O.B.

Together with easement over and across following described property as recorded in that certain deed in Official Records Book 1098, Page 2042, of the Public Records of Sarasota County, Florida: A PARCEL OF LAND IN SEC 3, TWP 38S, RGE 18E, SARASOTA COUNTY, FLA.; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 3; THENCE N 89°38'14" W ALONG THE NORTH R/W OF OAK ST. (30' R/W), EXTENDED 101.03' FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°38'14" W, ALONG SAID N. R/W OF OAK ST. 317.97'; THENCE N 0°14'11" E, 338.7', THENCE S 89°37'44" E, 348.91' TO THE WESTERLY R/W OF S.R. No. 45, S 0°39'34" E, 321.91'; THENCE S 54°18'28" W, 11.56'; THENCE S 69°16'26" W, 28.40' TO THE P.O.B.

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

RECORDED IN OFFICIAL RECORDS FILED
JAN 31 4 44 PM '91
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.