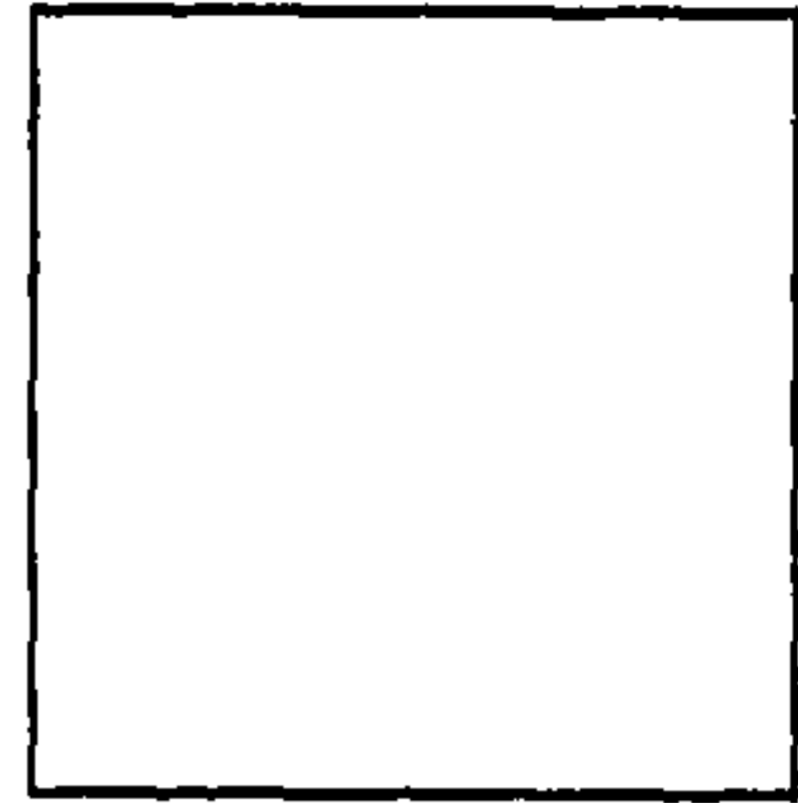


19.50
2040.00

92002102



** OFFICIAL RECORDS **
BOOK 2357
PAGE 2863

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed this 6th day of January, 1992, by GORMAN CO., INC., a Florida corporation (hereinafter referred to as "Grantor"), whose post office address is 1930 W. Beaver Street, Jacksonville, Florida 32209, to HAJOCA CORPORATION, a Maine corporation (hereinafter referred to as "Grantee"), whose post office address is 127 Coulter Avenue, Ardmore, Pennsylvania 19003.

W I T N E S S E T H:

That Grantor, its successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, have granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and do hereby grant, bargain, sell, alien, remise, release, convey, and confirm, to Grantee, and Grantee's successors and assigns forever, the following described parcel of real property located in Sarasota County, Florida, to-wit:

REAL PROPERTY DESCRIBED IN EXHIBIT "A"
ATTACHED HEREBY AND MADE A PART HEREOF.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

PREPARED BY AND RETURN TO:
Mary H. Quinlan, Esq.
Tranah, Simmons, Kernker, Scharf,
Barkin, Frye & O'Neill, P.A.
P. O. Box 1102
Tampa, FL 33601

TRANS NUM:00127550
DOC STAMPS PD: \$2040.00
INTANG. TAX PD: \$.00
KAREN S. RUSHING SARASOTA CO.
BY: [Signature] D.C.

And Grantor hereby covenants with Grantee that, except as to those matters set forth in Exhibit "B" attached hereto and made a part hereof, the real property is free and clear of all encumbrances made by Grantor and that Grantor hereby fully warrants the title to the above-described real property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor herein, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered as of the date and year first stated above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GORMAN CO., INC., a Florida corporation

James S. Searcy
Print Name: JAMES S. SEARCY

By: [Signature]
Print Name: Richard E. McLaughlin
President

(CORPORATE SEAL)

P. D. Mierzwinski
Print Name: P. D. Mierzwinski

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 14 day of January, 1992, by RICHARD E. McLAUGHLIN, as President of Gorman Co., Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced his driver's license as identification and did take an oath.



OFFICIAL SEAL
PATRICIA M. MIERZWINSKI

P. D. Mierzwinski
Print Name: P. D. MIERZWINSKI
NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 5-13-94

CC 01218

The following information is provided pursuant to Florida Statutes Section 689.02(2):

Property Appraiser's parcel identification number: 0092-13-0001

Federal Tax I.D. Number of Grantee named in deed: 23-2203401

EXHIBIT "A"

PARCEL 1: BEGINNING AT THE SW CORNER OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST; THENCE SOUTH 89°48'15" EAST ALONG THE CENTER OF CLARK ROAD (100 FEET WIDE) A DISTANCE OF 333.05 FEET (332.14 FEET FIELD MEASUREMENT), TO THE CENTERLINE OF THE PAVEMENT OF MCINTOSH ROAD; THENCE NORTH 12°08'15" WEST (NORTH 11°55'08" WEST FIELD MEASUREMENT), ALONG THE CENTERLINE OF THE PAVEMENT OF MCINTOSH ROAD, A DISTANCE OF 552.75 FEET (551.54' FIELD MEASUREMENT); THENCE SOUTH 89°48'15" EAST, 40.94 FEET (40.87 FEET FIELD MEASUREMENT), TO A CONCRETE MONUMENT LOCATED ON THE EAST RIGHT OF WAY LINE OF MCINTOSH ROAD FOR A POINT OF BEGINNING; THENCE SOUTH 12°08'15" EAST (SOUTH 11°55'08" EAST FIELD MEASUREMENT) ALONG THE EASTERLY RIGHT OF WAY OF MCINTOSH ROAD A DISTANCE OF 235.43 FEET (234.87 FEET FIELD MEASUREMENT), TO AN IRON PIPE; THENCE SOUTH 89°48'15" EAST, A DISTANCE OF 310.70 FEET (310.19 FEET FIELD MEASUREMENT) TO AN IRON PIPE; THENCE NORTH 00°13'15" WEST, A DISTANCE OF 230 FEET (229.64 FEET FIELD MEASUREMENT), TO AN IRON PIPE; THENCE NORTH 89°48'15" WEST, A DISTANCE OF 359.30 FEET (358.71 FEET FIELD MEASUREMENT), TO THE POINT OF BEGINNING, BEING A PART OF REPLAT OF HOWARD TERRACE AS RECORDED IN PLAT BOOK 4, PAGE 27, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST. LESS THAT PART DESCRIBED IN SUIT NO. 85-4795 UNDER PARCEL 83 R/W IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY.

PARCEL 2: BEGIN AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, THENCE SOUTH 89°48'15" EAST ALONG THE SOUTH LINE OF SAID SECTION 11 (CENTERLINE OF CLARK ROAD, 100 FEET WIDE) 333.05 FEET (332.14' FIELD MEASUREMENT), TO THE CENTERLINE OF PAVEMENT OF MCINTOSH ROAD, THENCE NORTH 12°08'15" WEST (NORTH 11°55'08" WEST FIELD MEASUREMENT), ALONG CENTERLINE OF PAVEMENT OF MCINTOSH ROAD, 552.75 FEET (551.54 FEET FIELD MEASUREMENT), THENCE SOUTH 89°48'15" EAST AND PARALLEL TO SAID SOUTH LINE OF SECTION 11, 400.24 FEET (399.58 FEET FIELD MEASUREMENT), FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°48'15" EAST, 235 FEET (234.62 FEET FIELD MEASUREMENT); THENCE SOUTH 00°13'15" EAST (SOUTH 00°00'10" WEST FIELD MEASUREMENT), AND PARALLEL TO THE EAST LINE OF SW 1/4 OF SW 1/4 OF SAID SECTION 11, 230 FEET (229.64 FEET FIELD MEASUREMENT); THENCE NORTH 89°48'15" WEST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 11, 235 FEET (234.62 FEET FIELD MEASUREMENT); THENCE NORTH 00°13'15" WEST, 230 FEET (229.64 FEET FIELD MEASUREMENT) TO THE POINT OF BEGINNING. LYING IN THE SW 1/4 OF SW 1/4 OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR EGRESS AND INGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE SW CORNER OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST; THENCE SOUTH 89°48'15" EAST ALONG THE CENTERLINE OF CLARK ROAD (100 FEET WIDE) A DISTANCE OF 333.05 FEET (332.14 FEET FIELD MEASUREMENT), TO THE CENTERLINE OF THE PAVEMENT OF MCINTOSH ROAD; THENCE NORTH 12°08'15" WEST (NORTH 11°55'08" WEST FIELD MEASUREMENT), ALONG THE CENTERLINE OF THE PAVEMENT OF MCINTOSH ROAD, A DISTANCE OF 552.75 FEET (551.54 FEET FIELD MEASUREMENT); THENCE SOUTH 89°48'15" EAST, 40.94 FEET (40.87 FEET FIELD MEASUREMENT), TO A CONCRETE MONUMENT LOCATED ON THE EAST RIGHT OF WAY LINE OF MCINTOSH ROAD FOR THE POINT OF BEGINNING; THENCE EAST AND PARALLEL TO THE NORTH RIGHT OF WAY LINE OF CLARK ROAD A DISTANCE OF 816.05 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE EASEMENT AS CREATED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 184, PAGE 589, OFFICIAL RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH ALONG THE WEST LINE OF SAID EASEMENT A DISTANCE OF 50 FEET; THENCE WEST AND PARALLEL TO THE NORTH RIGHT OF WAY LINE OF CLARK ROAD A DISTANCE OF 827.40 FEET MORE OR LESS TO A POINT ON THE EAST RIGHT OF WAY LINE OF MCINTOSH ROAD (65 FEET WIDE); THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF MCINTOSH ROAD A DISTANCE OF 51.25 FEET MORE OR LESS TO THE POINT OF BEGINNING. ALL ABOVE LYING AND BEING IN THE SW 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

h:/re/moe/mhq/sarasota.Exa

RECORDED IN OFFICIAL RECORDS
7 5:01 PM '92
CIRCUIT COURT
SARASOTA COUNTY, FL.

EXHIBIT "B"

P7

1. Taxes and assessments for 1992 and subsequent years.

RECORDED IN OFFICIAL RECORDS
JAN. 7 19 92
AT 5:01 PM
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA