

PARCEL ID #

0006-13-0006

92083150

(Gary
Whalen
951-3670)

SPECIAL WARRANTY DEED
BAY ISLES
A PLANNED UNIT DEVELOPMENT

THIS INDENTURE, Made this 13 day of July, 1992, by and between ARVIDA/JMB PARTNERS, a Florida general partnership, hereinafter referred to as Grantor, whose address is 201 Gulf of Mexico Drive, Longboat Key, Florida 34228, and TOWN OF LONGBOAT KEY, a municipal corporation under the laws of the State of Florida, hereinafter referred to as Grantee, whose post office address is 501 Bay Isles Road, Longboat Key, Florida 34228.

W I T N E S S E T H :

Grantor, in consideration of the sum of Ten Dollars and other valuable consideration to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its successors and assigns forever, the following described property situate in Sarasota County, Florida, to-wit:

Parcel "B-1 North", BAY ISLES, Unit No. 11, as per plat thereof recorded in Plat Book 35, Page 36-36 Public Records of Sarasota County, Florida;

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining.

Grantor does hereby specially warrant the title to said property only against the lawful claims of all persons claiming by, through, or under Grantor; subject, however, to the exceptions, conditions and reservations hereinafter set forth.

Grantee by the acceptance and recording of this Deed acknowledges its understanding that the aforesaid property is located within "Bay Isles", which is a planned unit development being developed under and pursuant to the provisions of Resolution No. 75-27 adopted by the Town of Longboat Key on August 6, 1975, as said Resolution has heretofore been amended from time to time and as the same may be hereafter amended.

Conveyance of title to the aforesaid property is subject to the following exceptions, covenants, limitations and conditions, to-wit:

1. Real estate taxes for the year 1992 and subsequent years.
2. Zoning regulations of the Town of Longboat Key and other applicable regulations, laws and ordinances, including the terms and provisions of the aforesaid Resolution No. 75-27 adopted by the Town of Longboat Key on August 6, 1975, approving the subject premises as a part of a Planned Unit Development known as "Bay Isles", as said Resolution has heretofore been amended and may be hereafter amended from time to time, including the terms and provisions of Resolution No. 92-21 adopted by the Town on June 1, 1992.
3. Easements reflected on the aforesaid plat of Bay Isles, Unit No. 11.
4. Use of the aforesaid land shall be restricted as follows: Said land shall be used only as a Town park, open space or for Town recreational facilities. Said land shall henceforth remain as a part of the public domain. This restriction shall be deemed to be a covenant running with the title to the aforesaid property.
5. Subject to the terms and provisions of that certain Special Warranty Deed and Parking and Access Agreement between Arvida Corporation and Lee Sullivan, as Trustee, recorded in O. R. Book 1836, at Pages 2840 and 2865, respectively, Public Records of

TRANS NUM:00165714

DOC STAMPS PD: \$.60

INTANG. TAX PD: \$.00

KAREN'E RUSHING SARASOTA CO.

BY: Karen E. Rushing C.

** OFFICIAL RECORDS **
BOOK 2417
PAGE 1571

10.50
1.60

331
Return to:
TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

Sarasota County, Florida.

6. Easements, reservations and restrictions of record.

Grantee shall have the right, at its expense, to connect its storm water drainage system into the drainage easement extending along the northerly property line of Parcel "B-1 South" as reflected on the aforementioned plat of Bay Isles, Unit No. 11.

Grantee, by the acceptance of this conveyance and by agreement with Grantor, hereby expressly assumes the obligations of and agrees to be bound by and to comply with all of the covenants, terms, provisions and conditions hereinabove set forth and those contained in the aforesaid documents and the Resolutions adopted by the Town of Longboat Key in regard to Bay Isles to the extent the same may be applicable to the subject property.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed in its name and its corporate seal to be affixed by its undersigned duly authorized officers as of the date first above set forth.

Signed, Sealed and Delivered
in the Presence of:

ARVIDA/JMB PARTNERS,
A Florida general partnership

Fay L. Sewell
Signature of Witness

Fay L. Sewell
Print Name of Witness

Susan M. Salerno
Signature of Witness

Susan M. Salerno
Print Name of Witness

By: ARVIDA/JMB MANAGERS, INC.,
a Delaware corporation,
as General Partner

By: James D. Motta
As its Vice President James D. Motta

Attest: Beatrice T. Williams
As its Assistant Secretary
Beatrice T. Williams

(CORP SEAL)

STATE OF FLORIDA)
COUNTY OF Duval Beach

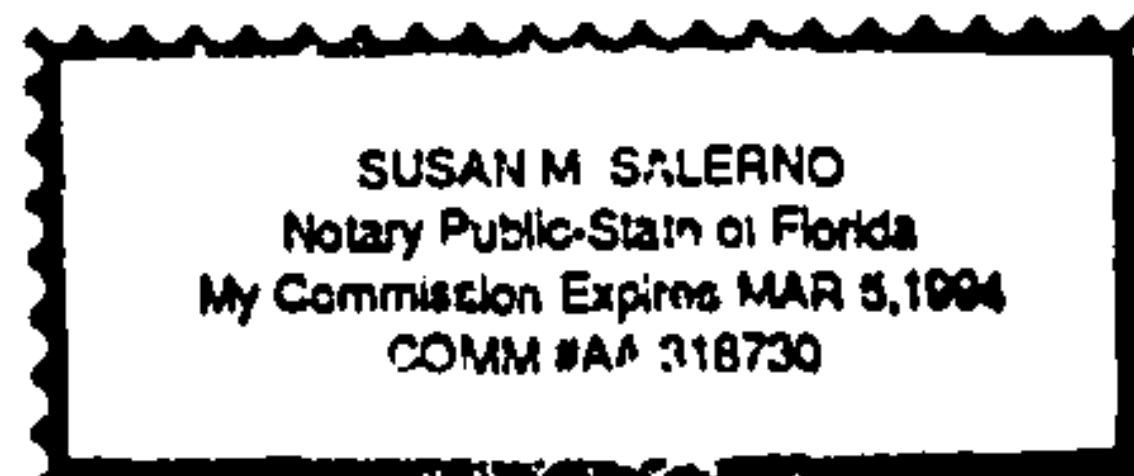
The foregoing instrument was acknowledged before me this July 21 day of July, 1992, by James D. Motta as Vice President, and Beatrice T. Williams, as Assistant Secretary, of ARVIDA/JMB MANAGERS, INC., a Delaware corporation authorized to do business in the State of Florida, on behalf of the corporation as General Partner of ARVIDA/JMB PARTNERS, a Florida general partnership. Said individuals are personally known to me or have produced as identification. They did not take an oath. If no type of identification is indicated, the above-named persons are personally known to me.

Susan M. Salerno
Signature of Notary Public

Susan M. Salerno
Print Name of Notary Public

I am a Notary Public of the
State of Florida, and my
commission expires on _____.

Prepared by: George A. Dietz, Esquire
Williams, Parker, Harrison, Dietz & Getzen
1550 Ringling Boulevard - P.O. Box 3258
Sarasota, Florida 34230



RETURN TO:
TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228