

THIS INSTRUMENT PREPARED BY:

MARCIA H. LANGLEY, Corporate Counsel
Atlantic Gulf Communities Corporation
2801 S. Bayshore Drive
Miami, Florida 33133

TRUSTEE'S DEED

WITH THIRD PARTY WARRANTY

Reserved for use by Clerk of Court

A 7006001

469500

Property Appraiser's Parcel I.D. # 1118-16-5726

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

92128923

OFFICIAL RECORDS
BOOK 2451
PAGE 272

THIS DEED, made this 14TH day of SEPTEMBER, 19 92, by NCNB NATIONAL BANK OF FLORIDA, a national banking association, duly organized and existing by virtue of the laws of the United States, as Trustee Under Trust No. 06-01-009-6081954 whose post office address is 400 N. Ashley Drive, 8th Floor; Tampa, FL 33602, hereinafter called the Grantor, to

ROBERT W. JONES AND MARJORIE N. JONES, HIS WIFE

whose post office address is:

424 EDGEWARE ROAD
SYRACUSE, NY 13208

TRANS NUM: 00187129
DOC STAMPS PD: \$32.98
INTANG. TAX PD: \$.00
KAREN E RUSHING/SARASOTA CO.
BY: *[Signature]* D.C.

hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of ten dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys unto the Grantee, all of Grantor's right, title and interest in the certain real property situate in

SARASOTA County, Florida, more particularly described as follows:

LOT 26, BLOCK 1657, OF 33 ADDITION TO PORT CHARLES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 17, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appearing TO HAVE AND TO HOLD the same in fee simple forever.

In consideration of the foregoing, ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation authorized to do business in the State of Florida, formerly known as General Development Corporation, hereinafter called Atlantic Gulf, joints in the execution of this document to fully warrant the title to said land and fully defend the same against the lawful claims of all persons whomsoever, as fully and completely as though it were the Grantor hereunder and were executing a warranty deed with full common law covenants.

SUBJECT TO: Oil, gas and mineral reservations of record, if any; easements, covenants and restrictions of public record common to the neighborhood; Property Owner's Association, if any; special assessments or taxing districts, if any; impact fees, if any; applicable zoning and ordinances; and the right of surface access to the property for the purpose of completing land development work within the area surrounding the property (including the right to remove any soil deposited by Atlantic Gulf Communities Corporation) up to the time a building permit has been issued for the construction of a structure upon the property and the lien for property taxes for the year(s) 1992

IN WITNESS WHEREOF, Grantor and Atlantic Gulf have hereunto set their hands and seals the day and year first above written:

Signed, sealed and delivered in the presence of:

[Signature]
Witness: JEANNE MILKEY
[Signature]
Witness: JULIE BURGESS

NationsBank of Florida, N.A. (Successor to)
NCNB NATIONAL BANK OF FLORIDA, As Trustee under
Trust No. 06-01-009-6081954
BY: *[Signature]*
GREGORY T. SARDZINSKI

Signed, sealed and delivered in the presence of:

[Signature]
Witness: KELLY MOORE
[Signature]
Witness: MARLA LANDIN

ATLANTIC GULF COMMUNITIES CORPORATION, formerly known as General Development Corporation.
BY: *[Signature]*
DEED OFFICER: DAVID HENSLER

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH) ss:

The foregoing instrument was acknowledged before me by GREGORY T. SARDZINSKI who is personally known to me and who did not take an oath, on this 14TH day of SEPTEMBER, 19 92, as the VP & Trust Officer of NCNB NATIONAL BANK OF FLORIDA, a national banking association, duly organized and existing by virtue of the laws of the United States, on behalf of said national banking association, as Trustee under Trust No. 06-01-009-6081954

NOVA ANN MARIE WILLIAMS
MY COMMISSION # CC 18524
EXPIRES: April 13, 1998
Notary Public
State of Florida at Large
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA, COUNTY OF DADE) ss:

The foregoing instrument was acknowledged before me by DAVID HENSLER, who is personally known to me and who did not take an oath, on this 14TH day of SEPTEMBER, 19 92, as the Deeding Officer of ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation authorized to do business in the State of Florida, formerly known as General Development Corporation, on behalf of the corporation.

372
RETURN TO: M. MORGAN / NPC-106
FLAGLER TITLE COMPANY
1897 PALM BEACH LAKES BLVD., #125
WEST PALM BEACH, FL 33409

[Signature]
NOTARY PUBLIC
State of Florida at Large
OFFICIAL NOTARY SEAL
JUSTINA E. ARRUZA
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC10588
MY COMMISSION EXP. APR. 28, 1998

RECORDED IN OFFICIAL RECORDS VERIFIED
9 NOV 12 PM 12:56
KAREN E RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL