

Doc. # 3535.00
Rec. # 10.50

93042630

SPECIAL WARRANTY DEED

THIS INDENTURE is made and effective on April 15, 1993, by **BARNETT BANK OF TAMPA**, a state banking corporation, formerly known as **FIRST FLORIDA BANK, N.A.** ("Grantor"), whose mailing address is P.O. Box 30318, Tampa, FL 33630-3318, and **PRESIDENTIAL BANK**, a state savings bank ("Grantee"), whose Tax Identification Number is 59-1922098 and whose mailing address is 5250 17th St. Suite 305 SARASOTA, FL 34235

WITNESSETH:

For and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantor has granted, bargained, sold, transferred and conveyed to Grantee forever in fee simple the real property situate in the County of Sarasota and State of Florida, bearing Property Reference Number 433-15-0009, more particularly described on Exhibit A attached hereto as a part hereof (the "Property").

SUBJECT TO: Taxes for the year 1993 and all subsequent years; easements, restrictions, covenants, liens, claims, encumbrances, limitations, and all other matters appearing in the chain of title or of record; facts and other matters which would be disclosed by an accurate and comprehensive survey of the Property, and the following restriction:

No Financial Institution (as hereinafter defined) shall occupy, advertise or erect signage that promotes its eventual opening at the Property for a period of ninety (90) days from the date hereof (the "Restriction Period"). Upon the lapse of the Restriction Period, this restriction shall automatically terminate.

The term "Financial Institution" shall include but not be limited to commercial banks, national or state-chartered banks (including branch banks), federal savings and loan associations, mortgage companies and credit unions.

Grantor does hereby fully warrant the fee title to the Property will defend the same against the lawful claims of all persons claiming directly through or under Grantor, but against none other. Except for this special warranty of title, the Property and all improvements thereon are hereby conveyed "as is", without warranty or representation of any kind or nature.

IN WITNESS WHEREOF, Grantor has duly executed, acknowledged and delivered this Special Warranty Deed.

Signed in the presence of:

Louder L. Connor
Print Name: Louder L. Connor
Diane M. Pointer
Print Name: DIANE M. POINTER

Barnett Bank of Tampa, a state banking corporation, formerly known as First Florida Bank, N.A.

By: James W. Ivey
James W. Ivey, President

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15 day of April, 1993 by James W. Ivey, as President of Barnett Bank of Tampa, a state banking corporation, formerly known as First Florida Bank, N.A. He is personally known to me or has produced _____ as identification and did/did not take an oath.

Commission No: _____

Commission Expires: _____

Diane M. Pointer
Print name: _____

(stamp and/or seal)

DIANE M. POINTER
Notary Public, State of Florida
My comm. expires Nov. 9, 1993
No. AA715028

Prepared by and return to:
Carole T. Kirkwood
MacFarlane Ferguson
P.O. Box 1531
Tampa, Florida 33601

TRANS NUM: 00217849
DOC STAMPS PD: \$3535.00
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: Karen E. Rushing D.C.

OFFICIAL RECORDS
BOOK 2497 PAGE 2855

EXHIBIT A

RECORDED IN OFFICIAL
RECORDS
RECORD VERIFIED
93 APR 16 PM 4:32
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

A PARCEL OF LAND IN SECTION 20, TOWNSHIP 39 SOUTH, RANGE 19
EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

** OFFICIAL RECORDS **
BOOK 2497 PAGE 2856

COMMENCE AT THE INTERSECTION OF THE EASTERLY R/W LINE OF THE
OLD 100-FOOT-WIDE U.S. 41 AND THE SOUTHERLY R/W LINE OF THE 200-
FOOT-WIDE SHAMROCK BOULEVARD, AS SHOWN ON PLAT OF VENICE GARDENS
SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 9, PAGE 54, PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 57°39'20" EAST
ALONG SAID EASTERLY R/W LINE OF SHAMROCK BOULEVARD, A DISTANCE OF
295.00 FEET TO A PRM AS SHOWN ON THE AFOREMENTIONED PLAT (SAID PRM
LYING SOUTH 32°20'40" EAST, A DISTANCE OF 50.0 FEET FROM ANOTHER
PRM AT THE SOUTHERLY R/W LINE OF THE 100-FOOT-WIDE R/W OF SHAMROCK
BOULEVARD AS SHOWN ON THE AFOREMENTIONED PLAT); THENCE SOUTH
32°20'40" EAST, A DISTANCE OF 110.0 FEET TO THE SOUTHEASTERLY
CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 496, PAGE 325
OF SAID RECORDS, FOR A POINT OF BEGINNING; THENCE SOUTH 57°39'20"
WEST, A DISTANCE OF 70.0 FEET; THENCE NORTH 32°20'40" WEST, A
DISTANCE OF 110.0 FEET TO THE AFOREMENTIONED SOUTHERLY R/W LINE OF
SHAMROCK BOULEVARD; THENCE SOUTH 57°39'20" WEST ALONG SAID R/W
LINE, A DISTANCE OF 25.0 FEET TO THE NORTHEASTERLY CORNER OF
PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 420, PAGE 306 OF SAID
RECORDS; THENCE SOUTH 32°20'40" EAST, A DISTANCE OF 200.00 FEET;
THENCE SOUTH 57°39'20" WEST, A DISTANCE OF 118.0 FEET TO THE
EASTERLY R/W LINE OF U.S. 41; THENCE SOUTH 32°20'40" EAST ALONG
SAID EASTERLY R/W LINE, A DISTANCE OF 250.0 FEET; THENCE NORTH
57°39'20" EAST, A DISTANCE OF 278.0 FEET; THENCE NORTH 32°20'40"
WEST, A DISTANCE OF 392.26 FEET TO A POINT ON THE SOUTHERLY LINE
OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 431, PAGE 165 OF SAID
PUBLIC RECORDS; SAID POINT ALSO BEING ON A CURVE OF WHICH THE
RADIUS POINT LIES NORTH 36°19'50" WEST, A RADIAL DISTANCE OF 935.07
FEET FROM SAID POINT, SAID CURVE HAVING A CENTRAL ANGLE OF
03°59'10"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE (SAID
SOUTHERLY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 431,
PAGE 165), A DISTANCE OF 65.05 FEET; THENCE SOUTH 32°20'40" EAST,
A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING. TOGETHER WITH
AND SUBJECT TO EASEMENT FOR INGRESS AND EGRESS DESCRIBED IN
PARAGRAPH 4 OF AGREEMENT FOR EASEMENT RECORDED IN OFFICIAL RECORDS
BOOK 1638, PAGE 1150, OF SAID RECORDS.