

93097002

P.I.# 0404-16-0033; 0404-09-0044

SPECIAL MASTER'S DEED

This deed made this 17th day of August, 1992, between Alexandra St. Paul, Special Master, transferor herein, and Resolution Trust Corporation, as Receiver for Sunbelt Federal Savings FSB, transferee herein, whose address is P. O. Box 141149, Irving, TX 75014.

RECITALS

1. By virtue of a final judgment of foreclosure of the United States District Court for the Middle District of Florida, Tampa Division, dated October 14, 1992, issued and delivered to transferor in Case No. 88-1045-CIV-T-13B, entitled Resolution Trust Corporation as receiver of Sunbelt Federal Savings FSB, plaintiff versus Pinebrook Lake Club, Ltd., a Florida limited partnership; Sarasota Mining and Land Holding Company, Inc., a Florida corporation; Richard L. Strong; Thomas A. Hamilton; and Robert C. Albritton, defendants, the Court authorized and directed the public sale of the real property (the "Property") described in Exhibit "A."

2. By virtue of the final judgment of foreclosure dated October 14, 1992, the Court appointed transferor Special Master to conduct a public sale and to sell the Property. Transferor sold the property to transferee for \$ 30,270.00.

3. The sale was duly reported to the Court and was finally confirmed by an Order on August 13, 1993.

4. The purchase money amounted to a portion of the final judgment of foreclosure transferee had obtained against defendants in the above-styled case, and transferee is therefore entitled to this Special Master's deed.

5. Transferee, being an agency of the federal government, this conveyance is exempt from any documentary stamps or taxes pursuant to the provisions of Rule 12B-4.013(3) and (6), Florida Administrative Code.

6. By virtue of such premises and in consideration of transferee's bid at the public sale transferor grants and conveys to transferee in fee simple the Property, together with the improvements and rights pertaining thereto, free and clear of all claims by all defendants in the above-styled case, or those claiming under them.

OFFICIAL RECORDS
BOOK 2539 PAGE 1196

DETRICH + ST. PAUL, P.A.
1111 3RD AVE. W., STE 100
BRADENTON, FL 34205

Rgn
1500
No Doc Stamp

IN WITNESS WHEREOF, transferor has executed this deed at
Manatee, Florida, this 18th day of August, 1993.

WITNESSES:

Print Name

of Witness:

David K. Deitrich

Print Name

of Witness:

Linda K. Boyle

Alex St. Paul

Alexandra St. Paul

Special Master

Deitrich & St. Paul, P. A.

1111 3rd Avenue West, Suite 100

Bradenton, FL 34205

(813) 747-4020

STATE OF FLORIDA
COUNTY OF MANATEE

18th The foregoing instrument was acknowledged before me this
day of August, 1993, by Alexandra St. Paul, who is personally
known to me or who produced N/A
as identification.

Linda K. Boyle

Notary Public

My Commission Expires:



LINDA K. BOYLE
Notary Public, State of Florida
My comm. expires Aug. 14, 1994
Comm. No. CC 808140

Prepared without benefit of
title insurance by:
Alexandra St. Paul, Esq.
Deitrich & St. Paul, P. A.
1111 3rd Avenue West, Suite 100
Bradenton, FL 34205
(813) 747-4020

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "E", PINEBROOK SOUTH, UNIT 111, AS RECORDED IN PLAT BOOK 23, PAGE 48 THRU 48E OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 0 DEGREES 12'34" WEST ALONG THE WESTERLY R/W LINE OF PINEBROOK ROAD, FOR A DISTANCE OF 490.05 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 12'34" WEST, ALONG THE SAID WESTERLY R/W LINE, FOR A DISTANCE OF 23.33 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 0 DEGREES 08'55" WEST AND CONTINUING ALONG THE SAID WESTERLY R/W LINE, FOR A DISTANCE OF 620.79 FEET; THENCE NORTH 71 DEGREES 23'05" WEST, FOR A DISTANCE OF 311.82 FEET; THENCE SOUTH 18 DEGREES 36'55" WEST, FOR A DISTANCE OF 160.00 FEET; THENCE NORTH 71 DEGREES 23'05" WEST FOR A DISTANCE OF 155.60 FEET TO A POINT LYING ON THE WESTERLY BOUNDARY LINE OF SAID TRACT "E"; THENCE SOUTH 18 DEGREES 36'55" WEST ALONG SAID WESTERLY BOUNDARY LINE, FOR A DISTANCE OF 356.25 FEET; THENCE SOUTH 41 DEGREES 21'14" EAST, ALONG SAID WESTERLY BOUNDARY LINE, FOR A DISTANCE OF 339.50 FEET; THENCE SOUTH 23 DEGREES 52'34" WEST, ALONG SAID WESTERLY BOUNDARY LINE, FOR A DISTANCE OF 55.00 FEET; THENCE NORTH 89 DEGREES 51'05" EAST FOR A DISTANCE OF 407.42 FEET TO THE POINT OF BEGINNING.

LESS:

PHASE 1, PINEBROOK LAKE CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORD BOOK 1534, PAGE 1241 THRU 1290, INCLUSIVE, AND AMENDED IN OFFICIAL RECORD BOOK 1540, PAGE 1508 AND RE-RECORDED IN OFFICIAL RECORD BOOK 1542, PAGE 172, AND AMENDED IN OFFICIAL RECORD BOOK 1800, PAGE 2359 THRU 2366, AND FURTHER AMENDED IN OFFICIAL RECORD BOOK 1819, PAGE 1942, ET. SEQ., AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 19, PAGE 17 THRU 17E, INCLUSIVE, AMENDED IN CONDOMINIUM BOOK 19, PAGE 24 AND 24A AND AMENDED IN CONDOMINIUM BOOK 24, PAGE 40 THRU 40E AND FURTHER AMENDED IN CONDOMINIUM BOOK 25, PAGE 8 THRU 8A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND LESS:

UNITS 1, 2, 3, 4, 5, 6 AND 7, BUILDING G, PHASE 2, PINEBROOK LAKE CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORD BOOK 1534, PAGE 1241 THRU 1290, AMENDED IN OFFICIAL RECORD BOOK 1540, PAGE 1508 AND RE-RECORDED IN OFFICIAL RECORD BOOK 1542, PAGE 172, AND AMENDED IN OFFICIAL RECORD BOOK 1800, PAGE 2359 THRU 2366, AND FURTHER AMENDED IN OFFICIAL RECORD BOOK 1819, PAGE 1942, ET. SEQ., AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 19, PAGE 17 THRU 17E, AMENDED IN CONDOMINIUM BOOK 19, PAGE 24 AND 24A AND AMENDED IN CONDOMINIUM BOOK 24, PAGE 40 THRU 40E AND FURTHER AMENDED IN CONDOMINIUM BOOK 25, PAGE 8 THRU 8A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND LESS:

UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BUILDING H, PHASE 3, PINEBROOK LAKE CLUB, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORD BOOK 1534, PAGE 1241 THRU 1290, AMENDED IN OFFICIAL RECORD BOOK 1540, PAGE 1508 AND RE-RECORDED IN OFFICIAL RECORD BOOK 1542, PAGE 172, AND AMENDED IN OFFICIAL RECORD BOOK 1800, PAGE 2359 THRU 2366, AND FURTHER AMENDED IN OFFICIAL RECORD BOOK 1819, PAGE 1942, ET. SEQ., AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 19, PAGE 17 THRU 17E, AMENDED IN CONDOMINIUM BOOK 19, PAGE 24 AND 24A AMENDED IN CONDOMINIUM BOOK 25, PAGE 8 THRU 8A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SUBJECT TO EASEMENTS AND RESTRICTIONS (IF ANY).

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

RECORDED IN OFFICIAL
RECORDS
RECORD VERIFIED
93 AUG 19 PM 4:16
KATHLEEN J. ROSS
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL