

# Warranty Deed

Parcel ID Number: 2034-05-0064  
Grantor #1 TIN: 65-0348146

Record \$10.50  
Dr. Stamps 3150.00  
Index 1.00

\$3161.50 93142256

\*\* OFFICIAL RECORDS \*\*  
BOOK 2574 PAGE 1132

This Indenture, Made this <sup>29th</sup> 30th day of November, 1993 A.D. Between  
ROY JEAN BeMENT, as Trustee U/A dated 12/19/90 F/B/O ROY JEAN  
BeMENT, and OLIVE BeMENT, as Trustee U/A dated 12/19/90 F/B/O  
OLIVE BeMENT, each as to an undivided one-half interest,  
of the County of SARASOTA, State of Florida, grantor, and  
K R CHICKEN MANAGEMENT CORP., a corporation existing under the  
laws of the state of Florida

whose address is: 6148 14th Street West, BRADENTON, Florida 34207

of the County of MANATEE, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
- - - - - TEN & NO/100 (\$10.00) - - - - - DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land,  
situate, lying and being in the county of SARASOTA, State of Florida to wit:

See legal description attached hereto as Exhibit "A" and marked  
(915) for identification and by this reference made a part  
hereof and incorporated herein.

SUBJECT TO taxes for the year 1994 and subsequent years and to  
valid and existing restrictive covenants, building lines and  
easements of record, and governmental zoning and regulations.

SUBJECT TO an unrecorded Agreement by and between Howard Johnson  
Incorporated of Florida, Sarasota Associates, a partnership, and  
Howard D. Johnson Company, dated February 1, 1966, and Amendment  
To Agreement dated July 22, 1966, purporting to be a cross  
easement between the parties to the instrument for ingress and  
egress, over entrance ways, exit ways and drive ways as  
presently existing.

SUBJECT TO an unrecorded Agreement by and between Jean and Olive  
BeMent, Sarasota Associates, a Partnership, and Letom, Inc.,  
d/b/a Sunshine Motor Lodge, dated August 10, 1989, purporting to  
be a cross easement between the parties to the instrument for  
ingress and egress, parking and maintenance of a sign.

TRANS NUM: 00265119  
DOC STAMPS PD: \$3150.00  
INTANG. TAX PD: \$.00  
KAREN E. RUSHING SARASOTA CO.  
RY: *[Signature]*

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
In Witness Whereof, the grantor has hereunto set their hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

*[Signature: Jennifer L. Miller]*  
Printed Name: JENNIFER L. MILLER  
Witness as to Both

*[Signature: Steven H. Judd]*  
Printed Name: STEVEN H. JUDD  
Witness as to Both

*[Signature: Roy Jean BeMent]* (Seal)  
ROY JEAN BeMENT, as Trustee  
aforesaid.  
P.O. Address 6224 Clark Road, SARASOTA, FL 34241  
*[Signature: Olive BeMent]* (Seal)  
OLIVE BeMENT, as Trustee  
aforesaid.  
P.O. Address 6224 Clark Road, SARASOTA, FL 34241

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this <sup>29th</sup> 30th day of November, 1993 by  
ROY JEAN BeMENT, as Trustee U/A dated 12/19/90 F/B/O ROY JEAN BeMENT, and OLIVE BeMENT, as  
Trustee U/A dated 12/19/90 F/B/O OLIVE BeMENT, each as to an undivided one-half interest,  
who are personally known to me or who have produced their Florida Drivers Licenses  
as identification.

This Document Prepared By:  
STEVEN H. JUDD, ESQ.  
JUDD & ULRICH, P.A. ATTORNEYS AT LAW  
2940 SOUTH TAMiami TRAIL  
SARASOTA, FL 34239

*[Signature: Jennifer L. Miller]*  
Printed Name: JENNIFER L. MILLER  
NSARY PUBLIC  
My Commission Expires: 2 MY COMMISSION / CC255086 EXPIRES  
February 3, 1997  
BONDED THRU TROY FAIR INSURANCE, INC.  
10532-001

337  
Return  
to:

Exhibit "A"

Attached to Warranty Deed and marked (95) for identification.

**LEGAL DESCRIPTION**

LOTS 1 THROUGH 10 INCLUSIVE, BLOCK B OF GLENWOOD PARK SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 2, PAGE 134, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA LESS AND EXCEPT THE EAST 49 FEET OF LOT 9 AND LOT 10 OF SAID BLOCK B; LESS AND EXCEPT THE WESTERLY 10 FEET OF LOTS 1 THROUGH 8 INCLUSIVE TAKEN AS ADDITIONAL RIGHT OF WAY FOR S.R. 45 (U.S. 41); LESS AND EXCEPT ADDITIONAL RIGHT OF WAY FOR S.R. 41 BEING PORTIONS OF LOTS 1 AND 2, BLOCK B OF SAID GLENWOOD PARK, UNIT 1; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON ROD MARKING THE NORTHEAST CORNER OF SAID LOT 1; THENCE N 89 DEG. 28'51" W, 97.33 FEET ALONG THE NORTH LINE OF SAID LOT 1 FOR A POINT OF BEGINNING; CONTINUE THENCE N 89 DEG. 28'51" W, 33.93 FEET ALONG SAID NORTH LINE TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF S.R. 45 (PER PROJECT 1702-202); THENCE S 19 DEG. 25'26" E, 37.28 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 16 DEG. 37'29" E, 17.86 FEET; THENCE N 20 DEG. 58'43" W, 7.00 FEET; THENCE N 67 DEG. 41'39" E, 13.06 FEET; THENCE N 47 DEG. 38'48" E, 9.26 FEET TO THE POINT OF BEGINNING. LESS EXISTING RIGHTS OF WAY.

LYING AND BEING IN SECTIONS 29 AND 30, TOWNSHIP 36 S, RANGE 18 E, SARASOTA COUNTY, FLORIDA.

**END OF LEGAL DESCRIPTION**

RECORDED IN OFFICIAL  
RECORDS  
RECORD VERIFIED  
93 NOV 30 PM 3:37  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL