

13.00 Rev
2.00 Trust
2030.00 DOC
2045.00

TRANS NUM:00268369
DOC STAMPS PD: \$2030.00
INTANG. TAX PD: \$1.00
KAREN E RUSHING SARASOTA CO.
BY: [Signature] D.C.

93149331

WARRANTY DEED

OFFICIAL RECORDS
BOOK 2579
PAGE 2782

This Warranty Deed is made by Philip J. Carlton, a married man, hereinafter referred to as "Grantor," to Carlton Investments II, Ltd., a Florida limited partnership, whose post office address is 7126 Beneva Road, Sarasota, Florida 34238, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

See Exhibit "A" attached hereto and made a part hereof

The Property Appraiser's Parcel Identification Number of the above described real property is 0111-01-0034.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on July 1, 1993.

WITNESSES:

[Signature]
Print Name John P. Berman Jr
[Signature]
Print Name J S SAVARY

[Signature]
Philip J. Carlton
Address 7126 Beneva Rd
Sarasota, FL 34238

[NOTARY FOLLOWING PAGE]

011
RETURN TO: ABEL BAND, ET AL/JSS

(10)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15 day
of July, 1993 by Philip J. Carlton, who is personally known to me
or ~~who~~ has produced _____ as
identification and who did not take an oath.

Debra L. Smith
Notary Public
Print Name Debra L. Smith

My Commission Expires:

Notary Public State of Florida at Large
My Commission Expires April 28, 1998
BONDED THRU GENERAL INS. UND.

This Instrument Prepared by:
Wanda Rodriguez, Esquire
Abel, Band, Russell, Collier,
Pitchford & Gordon, Chartered
P.O. Box 49948
Sarasota, Florida 34230-6948

(NPR:slp/4504-2/41869.1/WD.3)

EXHIBIT "A"
Legal Description

Commence at the N.E. corner of Section 21, Township 37 South, Range 18 E; thence N 89°22'36" W along Northerly line of said section 40.0' to Westerly Right-of-Way line of Beneva Road; thence S 0°10'07" E along Beneva Road, 0.62'; thence continue along Beneva Road, S 0°21'15" E, 151.63' to Southerly Right-of-Way line of Gulf Gate Drive (80' wide); thence continue S 0°21'15" E along Beneva Road, 500.50' for a Point of Beginning; thence continue S 0°21'15" E along Beneva Road, 100.50'; thence North 89°38'34" W, 270.0'; thence N 0°21'15" W, 100.50'; thence S 89°38'34" E, 270.0' to the Point of Beginning. Containing 0.62 acres. Lying and being in Section 21, Township 37 South, Range 18 East of Sarasota County, Florida.

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

EXHIBIT "A"
PAGE 1 OF 1 PAGE

RECORDED IN OFFICIAL
RECORDS
90 DEC 14 PM 4:42
SARASOTA COUNTY, FL