93155947

TRANS NUM:00271575
DOC STAMPS PD: $54075.00
INTANG. TAX PD: $.00
KAREN E RUSHING SARASOTA CO.
BY: D.C.

Property Owner:

Gulf Gate Apartments, Inc.

Tax ID No.: N/A

Parcel Identification No.:
104080001
104010037
104010035

This instrument prepared by:

Malcolm Pittman
Counsel
John Hancock Mutual Life
Insurance Company
P.O. Box 111
Boston, Massachusetts 02117

SPECIAL WARRANTY DEED

This indenture, made by GULF GATE APARTMENTS ASSOCIATES, Grantor, a Florida general partnership whose two general partners are John Hancock Mutual Life Insurance Company, a Massachusetts corporation having its principal address c/o The Real Estate Investment Group, John Hancock Place, P.O. Box 111, Boston, Massachusetts 02117, and Apartment Ventures VIII, a Florida general partnership having its principal address c/o The Walters Management Company, 2251 San Diego Avenue, Suite A-250, San Diego, California 92110-2970, Attention: William E. Borsari, President, hereby conveys to GULF GATE APARTMENTS, INC., Grantee, a Florida corporation, having an office address c/o Sentinel Real Estate Corporation, 1290 Avenue of the Americas, New York, New York 10104-0594, for ten dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the land and improvements known as Gulf Gate Apartments, located at 6551 Gulf Gate Place, Sarasota, Florida 33581, and described on Exhibit A hereto ("the Premises"). Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining; and the reversion or reversions, remainder or remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever, of Grantor, either in law or in equity, of, in, and to the Premises, with the said hereditaments and appurtenances. To have and to hold unto Grantee in fee simple.

The Premises are conveyed subject to all matters set out on Exhibit B hereto, the provisions of which are not reimposed hereby, and Grantor will warrant and forever defend the title to the Premises against the lawful claims and demands of persons claiming by, through, or under Grantor, except as aforesaid, but against none other. Grantor makes no other warranties or convenants of title.

In Witness Whereof, Grantor has executed this special warranty deed as of the 28th day of December, 1993.

GULF GATE APARTMENT ASSOCIATES

By John Hancock Mutual Life Insurance Company, authorized General Partner

By: Martin Gottlieb
Vice President

Attest:
Barry P. Sandorn
Assistant Secretary

COMMONWEALTH OF MASSACHUSETTS)
) SS.
COUNTY OF SUFFOLK)

On this 22nd day of December, 1993, before me, the undersigned, a Notary Public in and for the said Commonwealth, residing therein, duly commissioned and sworn, personally appeared Martin Gottlieb, to me personally known, who by me duly sworn, did say that he is a Vice President of John Hancock Mutual Life Insurance Company, that the seal affixed to the foregoing instrument is the corporate seal of said John Hancock Mutual Life Insurance Company, a Massachusetts corporation, and that said instrument was signed and sealed by him in behalf of said corporation by authority of its Board of Directors and as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County the day and year in this certificate first above written.

Marie C. O'Brien
Notary Public
Serial Number:
My commission expires:
MARIE C. O'BRIEN, Notary Public
MY COMMISSION EXPIRES AUGUST 9, 1996

950MGP

EXHIBIT A

Parcel 1: Blocks 7 and 8, Replat of Units 2 and 3, GULF GATE SUBDIVISION, as per Plat thereof recorded in Plat Book 16, pages 23 and 23A, of the Public Records of Sarasota County, Florida.

Parcel 2: All of Block 24, GULF GATE SUBDIVISION, Unit No. 3, as per Plat thereof recorded in Plat Book 16, pages 12 and 12A, of the Public Records 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 "B"

1. Restrictions, covenants, conditions and easements as contained in the instrument dated March 6, 1962 and recorded March 7, 1962 in Official Records Book 355, page 4, of the Public Records of Hillsborough County, Florida.

2. Restrictions, covenants, conditions and easements as contained in the instrument dated April 2, 1962 and recorded April 5, 1962 in Official Records Book 361, page 457, together with the Amendments, as recorded in Official Records Book 984, page 203, Official Records Book 984, page 217, Official Records Book 984, page 219, Official Records Book 984, page 221, Official Records Book 984, page 223, Official Records Book 984, page 224, Official Records Book 984, page 225, Official Records Book 984, page 226, Official Records Book 984, page 227, Official Records Book 984, page 228, Official Records Book 984, page 230, Official Records Book 984, page 232, Official Records Book 984, page 233, Official Records Book 984, page 234, all of the Public Records of Sarasota County, Florida.

3. Restrictions, covenants, conditions and easements as contained on the Plat of Gulf Gate Subdivision - A Replat of a Part of Gulf Gate Unit 2 and A Replat of a part of Gulf Gate - Unit 3, recorded in Plat Book 16, page 23 and 23A, of the Public Records of Sarasota County, Florida. together with Releases of Easement as recorded in Official Records Book 984, page 205, Official Records Book 984, page 207, Official Records Book 984, page 210, Official Records Book 984, page 213 and Partial Release in Official Records Book 984, page 216

4. Restrictions, covenants, conditions and easements as contained on the Plat of Gulf Gate Subdivision, Unit No. 3, recorded in Plat Book 16, page 12 and 12A, of the Public Records of Sarasota County, Florida.

5. Vacation of Easement as contained in the Resolution PV85-8, dated May 7, 1985 and recorded May 9, 1985 in Official Records Book 1777, page 1103, of the Public Records of Sarasota County, Florida.

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

RECORDED AND RECORDS
SARASOTA COUNTY, FLA
93 DEC 29 PM 1:21

Return to
MACFARLANE FERGUSON
P.O. BOX 1531
Tampa, FL 33601