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516250

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•• OFFICIAL RECORDS ••  
BOOK 2591 PAGE 1860

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made and effective on January 12, 1994, by **BARNETT BANK OF SOUTHWEST FLORIDA**, a state banking corporation, formerly known as United First Federal Savings and Loan Association, formerly known as First Federal Savings and Loan Association of Sarasota ("Grantor"), whose mailing address is P.O. Box 30318, Tampa, FL 33630-3318, and **VENICE HOSPITAL, INC.**, a Florida corporation ("Grantee"), whose Tax Identification Number is \_\_\_\_\_ and whose mailing address is 540 The Rialto, Venice FL 34285.

**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 Tax I.D. Number 0429-06-0010, more particularly described on Exhibit A attached hereto as a part hereof (the "Property").

**SUBJECT TO:** Taxes for the year 1994 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 until February 7, 1994, (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 and 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:

Carol DeAngelis  
Print Name: CAROL DEANGELIS

Carol T. Kirkwood  
Print Name: CAROL T. KIRKWOOD

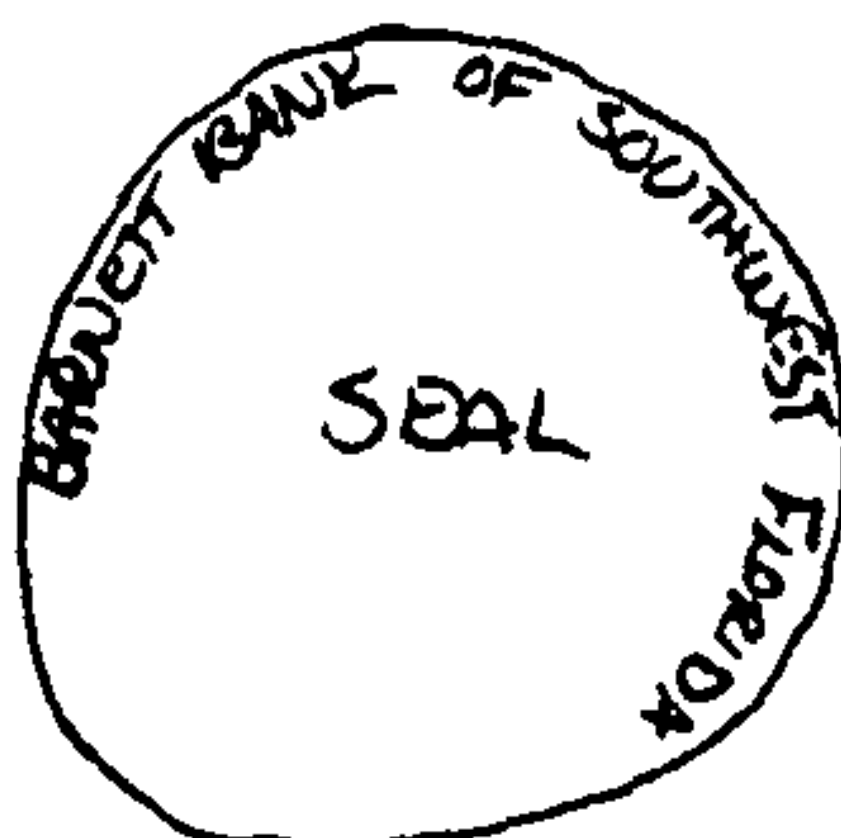
Barnett Bank of Southwest Florida, a state banking corporation, formerly known as United First Federal Savings and Loan Association, formerly known as First Federal Savings and Loan Association of Sarasota

By: Barnett Technologies, Inc., a Florida corporation, as attorney-in-fact for Barnett Bank of Southwest Florida pursuant to Power of Attorney dated as of March 16, 1993 recorded in O.R. Book 2548, page 1866 of the public records of Sarasota County, Florida

TRANS NUM: 00275411  
DOC STAMPS PD: \$5162.50  
INTANG. TAX PD: \$.00  
KAREN E RUSHING SARASOTA CO.  
BY: J. M. [Signature] D.C.

By: Louder L. Cannon  
Louder L. Cannon  
Real Estate Services Disposition Administrator  
Real Estate Services Division

✓ Prepared by and return to:  
Carol T. Kirkwood  
MacFarlane Ferguson  
P.O. Box 1331  
Tampa, Florida 33601



[CORPORATE SEAL]

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 12 day of January, 1994 by Lourdes L. Cannon, as Real Estate Service Disposition Administrator, Real Estate Services Division of Barnett Technologies, Inc., a Florida corporation, as attorney-in-fact for Barnett Bank of Southwest Florida, a state banking corporation, formerly known as United First Federal Savings and Loan Association, formerly known as First Federal Savings and Loan Association of Sarasota pursuant to Power of Attorney dated as of March 16, 1993, on behalf of the corporation. She is personally known to me.

Commission No: \_\_\_\_\_

Carol DiAngelis  
Print name: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

(stamp and/or seal)

CAROL DIANGELIS  
Notary Public, State of Florida  
My comm. expires Aug. 18, 1995  
No. CC134579

EXHIBIT "A"

To Special Warranty Deed from Barnett Bank of Southwest Florida,  
N.A. to Venice Hospital, Inc.

LEGAL DESCRIPTION

Lots 1 and 2, Block B, COUNTRY CLUB ESTATES, Unit #1, as per plat  
thereof recorded in Plat Book 5, page 29 of the public records of  
Sarasota County, Florida.

RECORDED IN OFFICIAL  
RECORDS  
RECORD VERIFIED  
94 JAN 18 PM 1:06  
KAREN L. ROSSING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL