94064890

15.00
3.00 Overcage
700.00

Nogi, Appleton, Weinberger & Wren, P.C.
Myles R. Wren, Esq.
415 Wyoming Avenue
Scranton, PA 18503

Recording information above this line

Whitman and Gordon
10651 North Kendall Dr
Miami FL 33176

SPECIAL WARRANTY DEED

This Special Warranty Deed is made the 14th day of February, 1994, by SARASOTA ASSOCIATES, LP, a New Jersey Limited Partnership, as

GRANTOR

to: FIRST EASTERN BANK, N.A., a National banking corporation or its designee, as

GRANTEE

WITNESSETH, that for and in consideration of Ten Dollars ($10.00), in hand paid, the receipt whereof is hereby acknowledged; the Grantor does hereby grant and convey to the said Grantee, Heirs and Assigns, the real property situated in Sarasota County, Florida, described as follows:

ALL THAT CERTAIN land or parcel beginning at the intersection of the Easterly Right-of-way of U.S. 41 (Tamiami Trail 80 feet wide) and the North line of Lee Court Subdivision Plat Book 5 Page 23 of the Public Records of Sarasota County, Florida. Thence North 17 degrees 00'00" West 260.30 feet to the principal Place of Beginning thence continue along said Right-of-Way North 17 degrees 00'00" 241.10 feet. Thence due East 797.86 feet to the West Right-of-Way of Palmoral Drive; Thence South 0 degrees 25'00" West along said West Right-of-Way 80.00 feet to the Northeast corner of the Harriet Subdivision Plat Book 7 Page 79 of the Public Records of Sarasota County, Florida. Thence due West along the North line of said Harriet Subdivision 569.49 feet to the Northwest corner of said Harriet Subdivision; thence South 0 degrees 26'00" West along the West line of said Harriet Subdivision 150.55 feet; thence due West 156.15 feet to the principal Place of Beginning lying and being in Section 12 Township 36 South Range 17 East Sarasota County, Florida, containing 2.0635 acres.

Under and subject to all agreements, covenant, liens, reservations, exceptions, restrictions, and other encumbrances of record.

TRANS NUM:00302563
DOC STAMPS PD: $700.00
INTANG. TAX PD: $.00
KAREN E RUSHING SARASOTA CO.
BY: Melvis D.C.

Being the same premises deeded via Warranty Deed from the Burton Upjohn Development Company, as Grantor, to Sarasota Associates, LP, as Grantee, recorded at O.R. 2066, Page 0076.

Subject to taxes and assessments for 1993 (and all previous years), and subsequent years, applicable zoning regulations and other regulatory laws and ordinances, and all other covenants, conditions, restrictions, reservations, limitations, and easements of record, if any, none of which is intended to be reimposed by this conveyance.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Grantor hereby covenants that it and its successors and assigns shall and will, under and subject as aforesaid, Warrant and Defend the title to the premises unto the Grantee, and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under the Grantor but none other, excepting, however, the taxes for the calendar year 1993 and thereafter, and the taxes becoming a lien after the date of this deed.

THIS DEED IS AN ABSOLUTE CONVEYANCE OF TITLE AND IS NOT INTENDED TO BE A MERGER OF TITLE.

THIS IS A DEED IN LIEU OF FORECLOSURE. DOCUMENTARY STAMP TAXES IN THE ARE BEING PAID BASED ON THE OUTSTANDING LOAN AMOUNT.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Dawn Moyer

Dawn Moyer

Amy G. Stephens
29 River Road
Bogota, NJ 07603

SARASOTA ASSOCIATES, LP,
a New Jersey Limited Partnership
By: DVL, Inc., formerly known as
Del-Val Financial Corporation,
General Partner
By:
Ben S. Read, Jr.
President

STATE OF NEW JERSEY)
) ss:
COUNTY OF BERGEN)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Ben S. Read Jr., *General Partner of Sarasota Associates, LP, a New Jersey Limited Partnership, personally known to me or who has produced _____, as identification and who did take an oath and acknowledged before me that he executed the same on behalf of the partnership, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of February, 1994

*who acknowledged himself to be President of DVL, Inc., the

Marcelle McWilliams
Notary Public

Marcelle McWilliams
Print Name

Notary's Commission No. 2115683
My Commission expires:

MARCELLE McWILLIAMS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 15, 1998
I.D. # 2115683

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
94 MAY 24 AM 11:52
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL