

This instrument prepared by: Mitchell E. Russell, Esquire  
Salvo and Russell  
1767 Sentry Parkway West  
Blue Bell, PA 19422

After Recording return to: Max D. Puyanik, Esquire  
51 S.W. 9th Street  
Miami, Florida 33130

Parcel I.D. No: \_\_\_\_\_  
Grantee(s) S.S. N(s): \_\_\_\_\_

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this \_\_\_\_\_ day of August, 1994, by NEW YORK LIFE INSURANCE COMPANY, a New York corporation, whose post office address is c/o Greystone Realty Corporation, Two Pickwick Plaza, Greenwich, CT 06830, hereinafter called Grantor, to SARASOTA COMMONS, LTD., a Florida limited partnership, whose post office address is 51 S.W. 9th Street, Miami, Florida 33130, hereinafter called Grantee:

[Wherever used herein, the terms "Grantor," and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations]

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable consideration, receipt of which is hereby acknowledges, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situate in Sarasota County, Florida, viz:

See Schedule "1" attached hereto and incorporated herein by reference.

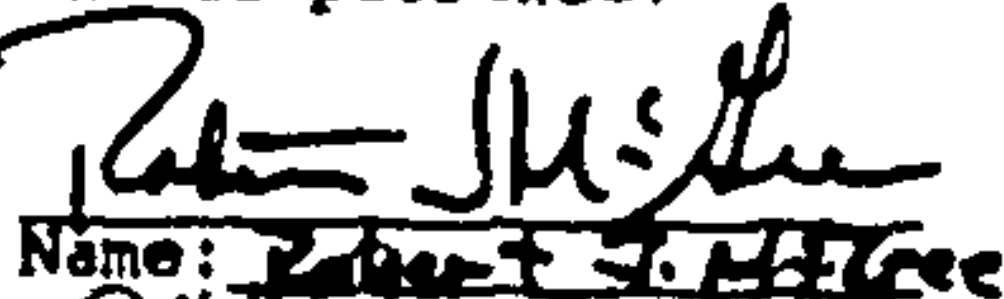
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging, or in any wise appertaining.

UNDER AND SUBJECT TO those matters identified on Schedule "2" attached hereto.

AND the Grantor hereby covenants that the premises are free from all encumbrances made by Grantor subject to the exceptions as set forth hereinabove and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above-written.

Signed, sealed and delivered  
in our presence:


  
Name: Robert J. McGee

  
Name: Mitchell E. Russell

NEW YORK LIFE INSURANCE COMPANY

By: Greystone Realty Corporation  
attorney in fact for New York  
Life Insurance Company

  
Name: \_\_\_\_\_  
Title: CHARLES J. LAUCKHARDT  
EXECUTIVE VICE PRESIDENT

TRANS NUM:00319789  
DOC STAMPS PD: \$32200.00  
INTANG. TAX PD: \$1.00  
KAREN CRUSHING SARASOTA CO.  
BY:  D.C.

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD

:  
: ss.  
:

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August, 1994 by Charles J. Markham, Jr., as the Executive Vice President of Greystone Realty Corporation, attorney in fact for New York Life Insurance Company, on behalf of said corporation. He/She is:

✓ personally known to me, or  
       who has produced        as identification

and who        did/ ✓ did not take an oath.

Paul Attieri  
Notary Public, State of       

Commission expires:        Paul Attieri  
Notary Public  
Fairfield Cty. CT  
~~My Commission Expires 2-28-97~~

*Schedule 1*  
~~Exhibit A~~

A tract of land being part of Blocks K, L, & M, Subdivision of the NE 1/4 of Sec. 21, Twp. 36-S, Rge. 18-E, Recorded in P.B. 4, Pg. 29, Public Records of Sarasota County, Florida, being further described as follows:

Commence at the N.E. corner of said Sec. 21, Twp. 36-S, Rge. 18-E, thence S 89°59'13" W, along the North line of said Sec. 21 for a distance of 40.00' to the W'ly R/W line of Oriente Road (100' R/W) for a P.O.B.; thence S 00°00'59" W, along said W'ly R/W line 105.00'; thence departing said R/W line, S 89°59'13" W and parallel with the North line of said Sec. 21, for a distance of 180.13'; thence S 0°00'47" E, 260.00'; thence N 89°59'13" E, and parallel with said section line, 180.00' to said W'ly R/W line of Oriente Road; thence S 0°00'59" W along said W'ly R/W line, 325.83'; thence departing said R/W line, S 89°59'13" W, and parallel with the North line of said Sec. 21, for a distance of 185.15'; thence S 0°00'47" E, 300.00'; thence S 89°59'13" W, and parallel with the North line of said Sec. 21, for a distance of 778.97' to the E'ly line of a 66' canal R/W; thence N 21°02'45" W, along said E'ly line, 562.83'; thence continue along said E'ly line, N 16°02'45" W, 484.33' to said North line of Sec. 21, thence N 89°59'13" E, along said North line, 1300.25' to the P.O.B. All lying and being in Sec. 21, Twp. 36 S, Rge. 18 E, Sarasota County, Florida.

Together with all the easement rights and privileges described in that certain Sewer and Water Easement dated November 14, 1980, and recorded in Official Records Book 1408, Page 1784, Public Records of Sarasota County, Florida, for the benefit of the above-described tract of land.

SCHEDULE 2  
PERMITTED TITLE EXCEPTIONS

1. Taxes not yet due and payable.
2. Cross Easement Agreement between Watkins Associated Developers, Inc., and First City Federal Savings & Loan Association, dated December 6, 1979, recorded in Official Record Book 1344, Page 878.
3. Cross Easement Agreement between Watkins Associated Developers, Inc., and Barnett Banks of Florida, Inc., dated December 17, 1979, recorded in Official Record Book 1346, Page 1692.
4. Lease between Eckerd Drugs of Florida and Watkins Associated Developers, Inc., (unrecorded) and Subordination, Non-Disturbance and Attornment Agreement between The First National Bank of Atlanta and Eckerd Drugs of Florida, Inc., dated December 10, 1979, recorded in Official Record Book 1367, Page 2151.
5. Memorandum of Lease between Watkins Associated Developers, Inc., Landlord, and L. Luria & Son, Inc., Tenant, dated June 22, 1979, recorded in Official Record Book 1324, Page 2086 (and Subordination, Non-Disturbance and Attornment Agreement between The First National Bank of Atlanta and L. Luria & Son, Inc., dated February 5, 1980, recorded in Official Record Book 1367, Page 2144.
6. Lease Agreement between Watkins Associated Developers, Inc., Landlord, and Publix Super Markets, Inc., Tenant, dated July 23, 1979, recorded in Official Record Book 1328, Page 346 (and Subordination, Non-Disturbance and Attornment Agreement between The First National Bank of Atlanta and Publix Super Markets, Inc., dated December 31, 1979, recorded in Official Record Book 1367, Page 2132.
7. Lease Agreement between Watkins Associated Developers, Inc., Landlord, and Beall's Department Stores, Inc, Tenant, dated June 27, 1979, a short form of which is recorded in Official Record Book 1384, Page 1404 (and Subordination, Non-Disturbance and Attornment Agreement between The First National Bank of Atlanta and Beall's Department Stores, Inc., dated February 19, 1980, recorded in Official Record Book 1367, Page 2138.

RECORDED IN OFFICIAL  
RECORDS  
RECORD VERIFIED  
94 AUG 25 PM 1:09  
WILLIAM J. ROSS  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL