

94129583

•• OFFICIAL RECORDS ••  
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21.00  
3.00  
63.00  
Tax ID Number or Folio Number  
of Property: 2026-01-0010

Grantee's Social Security Numbers:  
Edward G. Spisak \_\_\_\_\_  
Shirley A. Spisak \_\_\_\_\_

173  
AFTER RECORDING RETURN TO:  
Steven R. Greenberg, Esq.  
Icard, Merrill, Cullis, Timm,  
Furen & Ginsburg, P.A.  
2033 Main Street, Suite 101  
Sarasota, Florida 34237  
28192 - 28836 PM

PREPARED BY:  
Jo Claire Spear, Esq.  
Stearns Weaver Miller  
Weissler, et.al.  
401 E. Jackson Street  
Suite 2200  
Tampa, FL 33602

Receipt #: 000000330673-02  
Doc Stamp-Deed : 63.00  
Karen E. Rushing, Sarasota Co.  
By: C. E. Rushing D.C.

SPECIAL WARRANTY DEED

ALDERSON BROADDUS ENDOWMENT CORPORATION, as Trustee under the John Woodford Lodge Charitable Remainder Unit Trust (the "Trust"), u/i dated December 5, 1986 ("Grantor"), whose address is c/o Leonard LoBello, Business Manager, Alderson-Broadbus College, Philippi, West Virginia 26416, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and does hereby GRANT, SELL and CONVEY unto EDWARD G. SPISAK and SHIRLEY A. SPISAK, husband and wife (collectively, "Grantee"), whose address is 1212 Ben Franklin Drive, No. 702, Sarasota, Florida 34236, in fee simple, that certain land located in Sarasota County, Florida, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth in Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, successors and assigns forever. Grantor covenants that it is the current acting trustee of the Trust and that the Trust has neither been amended nor revoked. And Grantor hereby covenants with Grantee that, except as above noted, that at the time of the delivery of this Special Warranty Deed the Property was free from all encumbrances made by it and that Grantor will warrant and defend the same

against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

Except for the limited warranty of title, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE, ZONING AND DEVELOPMENT OF REGIONAL IMPACT LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS, WASTES OR SUBSTANCES DEFINED IN ANY FEDERAL, STATE OR LOCAL LAWS OR ANY OTHER SPECIALLY REGULATED MATERIALS INCLUDING, BUT NOT LIMITED TO, ASBESTOS, PETROLEUM PRODUCTS, POLYCHLORINATED BIPHENYL, OR RADON GAS, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN. GRANTEE FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

By acceptance of this Special Warranty Deed, Grantee agrees to and accepts all of the forgoing matters.

EXECUTED on the date set forth in the acknowledgment attached hereto.

WITNESSES:

*Shirley Bailey*  
Name: SHIRLEY BAILEY

*Terese Williams*  
Name: TERESA WILLIAMS

ALDERSON BROADDUS ENDOWMENT  
CORPORATION, as Trustee under the  
John Woodford Lodge Charitable  
Remainder Unit Trust, u/i dated  
December 5, 1986

By *Leonard LoBello*  
As Its Assistant Treasurer

(Corporate Seal)

Address of Grantee:  
1212 Ben Franklin Drive  
No. 702  
Sarasota, Florida 34236

STATE OF WEST VIRGINIA

COUNTY OF BARBOUR

The foregoing instrument was acknowledged before me on the 19 day of October, 1994, by Leonard LoBello as Assistant Treasurer of the ALDERSON BROADDUS ENDOWMENT CORPORATION, a West Virginia corporation, as Trustee under the John Woodford Lodge Charitable Remainder Unit Trust, u/i dated December 5, 1986, on behalf of the corporation, as Trustee. He is personally known to me.

Betsy J. Arbogast  
Printed Name: Betsy J. Arbogast  
NOTARY PUBLIC  
Serial Number (if any): \_\_\_\_\_

My Commission Expires: 2-25-97

(Notary Seal)

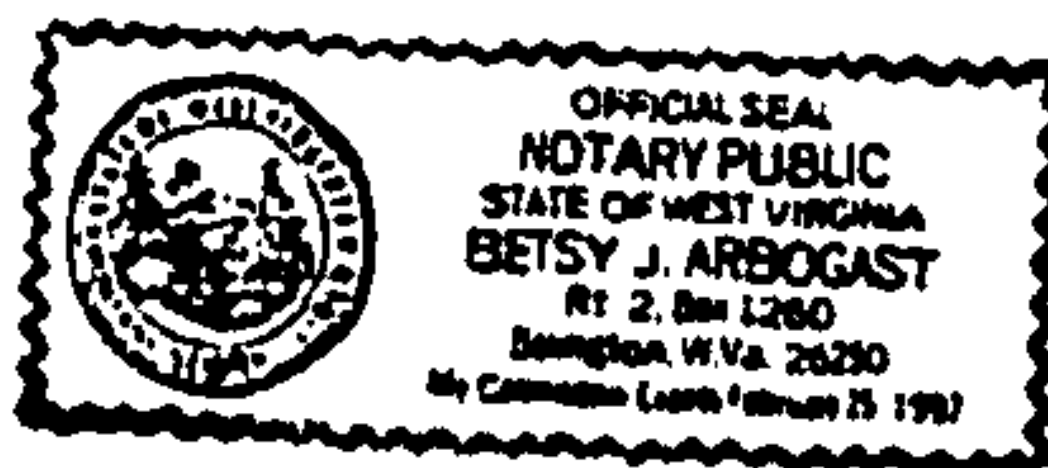




EXHIBIT A TO SPECIAL WARRANTY DEED  
LAND

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The West 36.5 feet of the West 1/2 of lot 12 and the East 15 feet of lots 10 and 11, Block A, E.A. SMITH'S SUBDIVISION, as per plat thereof recorded in Plat Book 1, at Page 63, of the Public Records of Sarasota County, Florida.

Also begin at Northwest corner of lot 10, Block A, E.A. SMITH'S SUBDIVISION, thence North 23.10 feet more or less to North Line of lot 2 of Subdivision of NE 1/4 of NE 1/4 of Section 19, Township 36 South, Range 18 East, as recorded in Plat Book 1, at Page 177 Manatee County Records, thence East along the North line of lot 2, 147.50 feet more or less to a point, thence South 23.10 feet more or less to Northeast corner of the West 1/2 of lot 12, Block A, E.A. SMITH'S SUBDIVISION, thence West along North line of West 1/2 of lot 12, and lot 10, Block A, E.A. SMITH'S SUBDIVISION TO PLACE OF BEGINNING, LESS West 95 feet thereof, also less the East 1 foot thereof.

EXHIBIT B TO SPECIAL WARRANTY DEED  
PERMITTED EXCEPTIONS  
TO DEED

1. Rights of parties in possession.
2. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in the public records as of the date hereof; and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.
3. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the effective date hereof.
4. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or by use.
5. Any and all unrecorded leases, if any, and rights of parties therein.
6. Taxes and assessments for the year of closing and subsequent years.
7. All valid and enforceable covenants, liens, encumbrances, defects, easements and other matters as shown on the public record.
8. All matters which would be disclosed by an accurate survey performed as of the date of this Deed.

RECORDED IN OFFICIAL  
RECORDS  
RECORD VERIFIED  
94 OCT 31 PM 5:22  
CLERK OF DISTRICT COURT  
SARASOTA COUNTY, FL