

4839.10

TAX PARCEL I.D. NO: 23-11-0012

95016689

OFFICIAL RECORDS
BOOK 2712 PAGE 470

This instrument prepared by
DALE W. VASH, Esquire
P. O. Box 1438
Tampa, FL 33601

Receipt #: 000000347523-01
Doc Stamp-Deed : 4839.10
Karen E. Rushing, Sarasota Co
By: *[Signature]* D.C.

WARRANTY DEED

THIS INDENTURE, made this 16 day of February, 1995, between WETSTONE ASSOCIATES, a Florida general partnership ("Grantor"), of 2232 Industrial Boulevard, Sarasota, Florida 34234 and VICO MANUFACTURING, INC., a Florida corporation ("Grantee"), of 2363 Industrial Boulevard, Sarasota, Florida 34234.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land and all improvements thereon, situate, lying and being in Sarasota County, Florida, to wit:

Lot 18 of Sarasota Industrial Park, according to map or plat thereof recorded in Plat Book 24, Pages 8 and 8A, Public Records of Sarasota County, Florida.

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.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for those matters set forth in Exhibit "A" attached hereto.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

WITNESSES:

[Signature]
Print Name DALE W. VASH

[Signature]
Print Name KAREN E. RUSHING

WETSTONE ASSOCIATES, a Florida
general partnership

By: *[Signature]*
NORDEN WETSTONE
Its Managing General Partner

RETURN TO
Armistead Commercial Title Group Inc.
P. O. Box 20386
Tampa, Florida 33622

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on this 16 day of FEB, 1995 by NORDEN WETSTONE, as Managing General Partner of Wetstone Associates, a Florida general partnership, who is personally known to me or who produced _____ as identification and who did not take an oath, to me known to be the person described in and who executed the foregoing instrument on behalf of said general partnership and acknowledged before me that he executed the same for the purposes therein expressed.

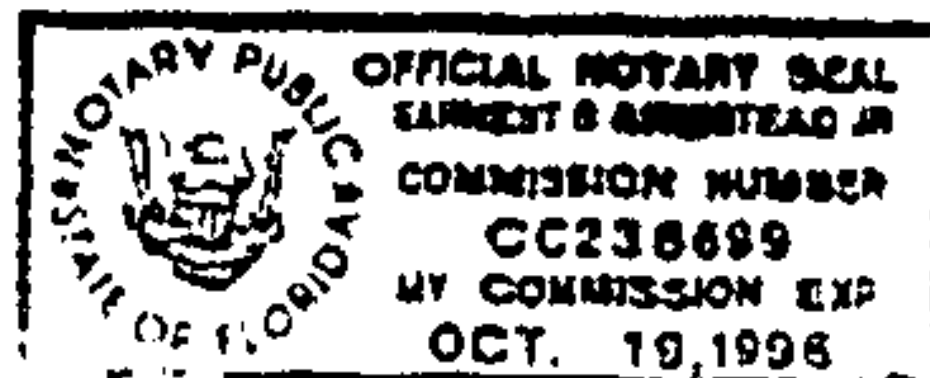
WITNESS my hand and official seal in the county and state aforesaid this 16 day of FEB, 1995.



NOTARY PUBLIC

Print Name Ernest S. Skins

My Commission Expires:



RECORDED IN OFFICIAL
RECORDS

EXHIBIT "A"

95 FEB 16 PM 2:42
TITLE EXCEPTIONS (LOT 18)

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.

1. Real property taxes for the year 1995 and thereafter.
2. Zoning and land use ordinances and regulations affecting the use and occupancy of the Property.
3. Declaration of Restrictions on Real Estate dated December 21, 1977 and recorded in Official Record Book 1230 at page 1342 of the Public Records of Sarasota County, Florida.
4. Amendment to Declaration of Restrictions on Real Estate dated April 27, 1979 and recorded in Official Record Book 1308 at page 396 of the Public Records of Sarasota County, Florida.
5. Restrictions and easements shown on Plat of Sarasota Industrial Park as recorded in Plat Book 24, pages 8 and 8A of the Public Records of Sarasota County, Florida.
6. Grant of Common Easement dated March 20, 1979 and recorded in Official Record Book 1299 at page 604 of the Public Records of Sarasota County, Florida.
7. Unrecorded Lease in favor of Vico Manufacturing, Inc.
8. Mortgage dated May 4, 1978 in favor of St. Petersburg Federal Savings & Loan Association and recorded in Official Record Book 1235 at page 819 of the Public Records of Sarasota County, Florida, as the same has been from time to time assigned by the mortgage holder.
9. UCC Financing Statement in favor of St. Petersburg Federal Savings & Loan Association, as recorded in Official Record Book 1235 at page 846 of the Public Records of Sarasota County, Florida, as the same has been assigned and continued.
10. Agreement and Conditional Assignment of Lease executed by and between Wetstone Associates, Vico Manufacturing, Inc. and Enterprise National Bank of Sarasota as recorded in Official Record Book 2494 at page 336 of the Public Records of Sarasota County, Florida.
11. Agreement and Conditional Assignment of Lease executed by and between Wetstone Associates, Vico Manufacturing, Inc. and Enterprise National Bank of Sarasota as recorded in Official Record Book 2650 at page 1426 of the Public Records of Sarasota County, Florida.