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OFFICIAL RECORDS  
BOOK 2756  
PAGE 255A

PREPARED BY and RETURN TO:

Roger M. Pomerance, Esq.  
Roger M. Pomerance, P.A.  
1900 Corporate Blvd., NW  
Suite 201A, East Building  
Boca Raton, Florida 33431

Receipt #: 000000372690-01  
Doc Stamp-Deed : 6265.00  
Karen E. Rushing, Sarasota Co.  
By [Signature] D.C.

Property Appraisers Parcel  
Identification (Folio) Number(s): 997-09-3414

Grantee TIN: \_\_\_\_\_

### Special Warranty Deed

This Special Warranty Deed, made the 3<sup>rd</sup> day of July, 1995, by CHEVRON U.S.A. INC., a Pennsylvania corporation, having a mailing address of P.O. Box 1706, Atlanta, GA 30301 (hereinafter called the "Grantor"), to J.H. WILLIAMS OIL COMPANY., INC., a Florida corporation having a mailing address of 1237 East Twiggs Street, P.O. Box 439, Tampa, Florida 33601-0439 (hereinafter called the "Grantee").

*[Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument defined above and each of their respective successors and assigns.]*

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property lying, situate and being in Sarasota County, Florida and more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN (hereinafter called the "Property")

The Property is conveyed subject to the following:

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN

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 Grantor hereby covenants with Grantee that, except as noted on Exhibit "B", at the time of delivery of this Special Warranty Deed, Grantor was lawfully seized of the Property in fee simple, the Property was free from all encumbrances made by Grantor, and that Grantor hereby warrants the title to the Property and will defend same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

37.50  
6265.00

Special Warranty Deed  
-continued-

In Witness Whereof, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

CHEVRON U.S.A. INC.  
a Pennsylvania corporation

Teresa Lambert  
[Signature of Witness]

TERESA Lambert  
[Printed Name of Witness]

Laura Tomar  
[Signature of Witness]

LAURA TOMAR  
[Printed Name of Witness]

By: Harry P. Davis, Jr

PRINT NAME: HARRY P. DAVIS, JR

its: Assistant Secretary  
[PRINT TITLE ABOVE]

[Corporate Seal]



STATE OF GEORGIA

COUNTY OF COBB

I HEREBY CERTIFY that, on this day before me, an officer duly qualified to take acknowledgements, personally appeared HARRY P. DAVIS, JR, as Assistant Secretary of CHEVRON U.S.A. INC., a Pennsylvania corporation, who is personally known to me or who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes set forth therein.

WITNESS my hand and seal in the County and State last aforesaid this 3<sup>rd</sup> day of July, 1995.

Lori E. Whately  
Print Name: LORI E. WHATLEY  
Notary Public  
Commission No.: N/A



My Commission expires: 11/9/96

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The Westerly 15 feet of Lot 13 and all of Lots 14 through 18, Block 934, **FIRST REPLAT IN FIFTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION**, as per plat thereof recorded in Plat Book 17, Page 45, Public Records of Sarasota County, Florida.

Together with the non-exclusive right to use the easement described in Official Records Book 1644, Page 1728, Public Records of Sarasota County, Florida.

TPA2-281838

Exhibit "B"

1. Taxes for the year in which the deed is delivered to Grantee.
2. All easements, reservations, exceptions and restrictions of record, which matters are as follows:
  - a. The non-exclusive rights of other persons or entities to use the easement described in Mutual Grants of Easement recorded in Official Records Book 1644, Page 1728.
  - b. Easement for Sewer Lift Station recorded in Official Records Book 1139, Page 1305, assigned to the City of North Port in Official Records Book 2460, Page 1154.
  - c. Easement for drainage to the City of North Port recorded in Official Records Book 1139, Page 1307.
  - d. Restrictions, conditions, reservations, easements, and other matters contained on the plat of First Replat in Fifteenth Addition to Port Charlotte Subdivision as recorded in Plat Book 17, Page 45.
  - e. Declaration of Restrictions recorded in Official Records Book 273, Page 667, as amended in Official Records Book 509, Page 263, Official Records Book 940, Page 622, and Official Records Book 1541, Page 588.
3. Zoning and building regulations applicable to the Property.
4. That state of facts depicted on that certain survey of the Property prepared by George F. Young, Inc., dated 12/27/94.
5. The Property may not be used for residential, educational or hospital purposes.
6. That certain easement and agreement to be entered into by Grantor and Grantee contemporaneously with the delivery of the

PERMITTED EXCEPTIONS CONTINUED

deed and recorded simultaneously therewith, relating to, among other things, environmental assessment and remedial work to be performed following closing by Grantor on the Property.



**CERTIFICATE OF CORPORATE RESOLUTION**

**CHEVRON U.S.A. INC.**

**RESOLVED:** That any officer of this Corporation or any division thereof be, and each of them is hereby, empowered in such capacity to execute for and on behalf of this Corporation (without the necessity of affixing the corporate seal) all papers requiring execution in the name of this Corporation, except no authority is conferred by this resolution for execution of any of the following:

(1) Leases or deeds to others covering oil, gas or other hydrocarbon or non-hydrocarbon minerals underlying fee lands of this Corporation where either book value or sale price exceeds Twenty-Five Million Dollars (\$25,000,000.00) or the acreage exceeds 6,400 acres;

(2) Deeds or conveyances to others covering fee lands of this Corporation, other than rights of way and similar easements, where either book value or sale price exceeds Twenty-Five Million Dollars (\$25,000,000.00);

(3) Documents, instruments or promissory notes in support of any borrowings; provided, however, that promissory notes and other documents given as consideration for the acquisition of real or personal property shall not be deemed to constitute a borrowing;

(4) Documents or agreements establishing bank accounts in the name of this Corporation, or withdrawing of funds or closing of any bank accounts of this Corporation, and be it further

**RESOLVED:** That each party empowered by this resolution is authorized to affix the seal of this Corporation to such papers as require a seal and to acknowledge and deliver any such papers as fully as if special authority were granted in each particular instance; and be it further

**RESOLVED:** That any officer of this Corporation or of any division thereof, be and each of them is hereby empowered on behalf of this Corporation to appoint any person or persons whom they or any one of them may deem proper as Agents or Attorneys-in-Fact of this Corporation usually for a term of one (1) year but in no instance to exceed a term of five (5) years with such powers said persons or any of them may lawfully do by virtue of the authority herein granted to them; and be it further

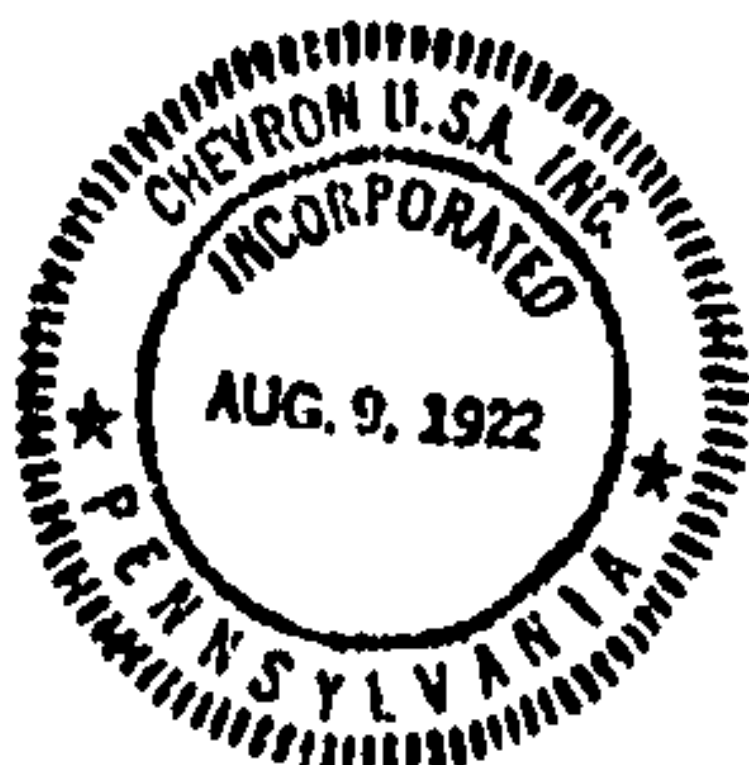
**RESOLVED:** That the resolutions of similar import adopted by this Board of Directors on July 31, 1991, hereby are rescinded.

I, **HARRY P. DAVIS, JR.**, Assistant Secretary of **CHEVRON U.S.A. INC.**, a Pennsylvania corporation, do hereby certify that the foregoing is a full, true and correct copy of certain resolutions adopted by unanimously written consent of Directors of said Corporation dated July 24, 1992 and that said resolutions are in full force and unrevoked.

**WITNESS** my hand and seal of said Corporation this 25<sup>th</sup> day of April, 1995.

  
**Harry P. Davis, Jr.**  
Assistant Secretary

(SEAL)



# State of Florida



## Department of State

I certify from the records of this office that CHEVRON U.S.A. INC., is a corporation organized under the laws of Pennsylvania, authorized to transact business in the State of Florida, qualified on January 13, 1936.

The document number of this corporation is 804503.

I further certify that said corporation has paid all fees and penalties due this office through December 31, 1994, that its most recent annual report was filed on May 1, 1994, and its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Twenty-first day of March, 1995



CH25022 (1-95)

*Sandra B. Northam*

Sandra B. Northam  
Secretary of State

RECORDER'S MEMO: Legibility of writing, typing, or printing for reproductive purpose may be unsatisfactory in this document when received.

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COMMONWEALTH OF PENNSYLVANIA



Department of State

03/21/1995

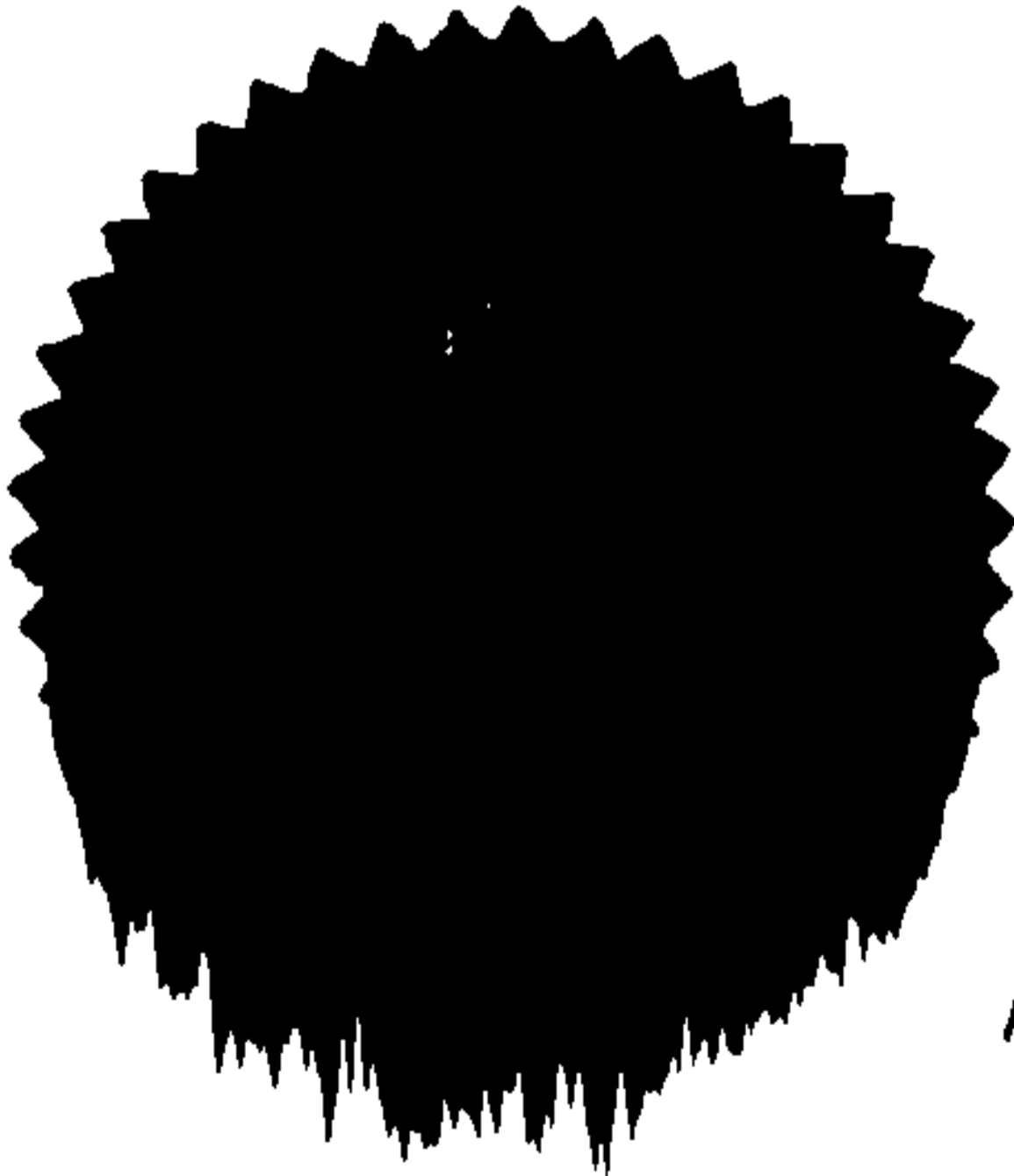
TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I DO HEREBY CERTIFY THAT,

CHEVRON U.S.A. INC.

is duly incorporated under the laws of the Commonwealth of Pennsylvania and remains a subsisting corporation so far as the records of this office show, as of the date herein.

RECORDED IN OFFICIAL RECORDS  
65 JUL 17 11:10:49  
CLERK OF COURT  
COUNTY, PA



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the Secretary's Office to be affixed, the day and year above written.

ACTING Secretary of the Commonwealth

DPOS