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95125577

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 #: 000000393870-01
Doc Stamp-Deed : 1673.00
Karen E. Kushing, Sarasota Co.
By: C. E. [Signature] D.C.

28.50
1673.00
✓

Property Appraisers Parcel
Identification (Folio) Number(s): 2031040004

Grantee TIN: _____

Special Warranty Deed

This Special Warranty Deed, made the 24th day of September, 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 GERALD'S SERVICE, INC., a Florida corporation, having a mailing address of 2812 Fruitville Road, Sarasota, FL (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.

Re-Recorded to correct
scribblers error by attachment
of Exhibit "B"

OFFICIAL RECORDS
BOOK 2794 PAGE 1900

OFFICIAL RECORDS
BOOK 2806 PAGE 1942

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

[Signature]
[Signature of Witness]

PHILIP S. GAINI
[Printed Name of Witness]

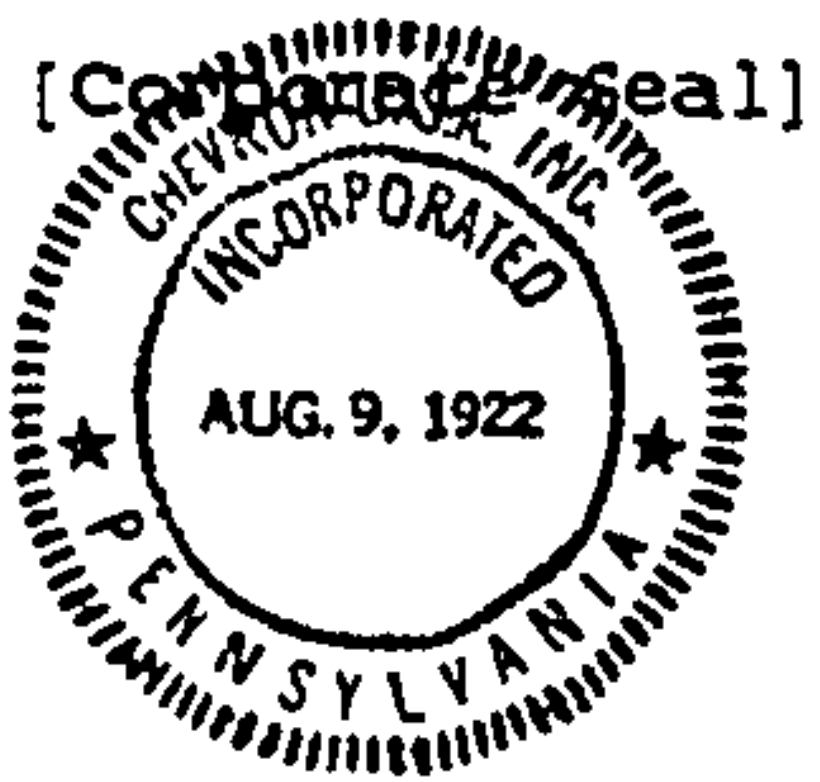
[Signature]
[Signature of Witness]

Debra S. Leverette
[Printed Name of Witness]

By: [Signature]

PRINT NAME: HARRY P. DAVIS, JR.

its: Assistant Secretary
[PRINT TITLE ABOVE]



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 2nd day of September, 1995.

[Signature]
Print Name: LORI E. WHATLEY
Notary Public
Commission No.: N/A



My Commission expires: 11/9/96

Exhibit "A"

BOUNDARY SURVEY OF:

DEED BOOK 389, PAGE 38, TO WIT

BEGIN AT THE INTERSECTION OF CENTER LINE OF TUTTLE AVENUE (50 FEET WIDE) AND CENTER LINE OF FRUITVILLE ROAD (80 FEET WIDE). THENCE EASTERLY ALONG CENTER LINE OF SAID FRUITVILLE ROAD, 25 FEET; THENCE SOUTHERLY AND PARALLEL TO CENTER LINE OF TUTTLE AVENUE, 40 FEET TO SOUTH LINE OF SAID FRUITVILLE ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF TUTTLE AVENUE, 100 FEET, THENCE EASTERLY AND PARALLEL TO FRUITVILLE ROAD, 150 FEET, THENCE NORTHERLY AND PARALLEL TO SAID TUTTLE AVENUE, 100 FEET TO SOUTH LINE OF SAID FRUITVILLE ROAD, THENCE WESTERLY ALONG SAID SOUTH LINE OF FRUITVILLE ROAD, 150 FEET TO POINT OF BEGINNING, BEING LOCATED IN NW 1/4 OF SW 1/4 OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 18 EAST.

PER ORDER OF TAKING:

LESS THAT PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 21, THENCE RUN SOUTH 00°12'30" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SECTION 21 FOR A DISTANCE OF 40.00 FEET, THENCE RUN NORTH 89°46'05" EAST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°46'05" EAST ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 0389, PAGE 0038 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A DISTANCE OF 15.00 FEET, THENCE RUN SOUTH 00°12'30" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FRUITVILLE ROAD ACCORDING TO THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1779, PAGE 0721 OF SAID PUBLIC RECORDS FOR A DISTANCE OF 39.41 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS BEARS NORTH 89°45'50" EAST, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID SOUTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 41.50 FEET, THROUGH A CENTRAL ANGLE OF 71°43'44", FOR AN ARC DISTANCE OF 31.95 FEET TO A POINT ON SAID CURVE, THENCE RUN NORTH 89°46'05" EAST ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN DEED BOOK 0389, PAGE 0038 FOR A DISTANCE OF 32.41 FEET, THENCE RUN SOUTH 79°40'11" WEST FOR A DISTANCE OF 58.56 FEET, THENCE RUN SOUTH 13°11'28" WEST FOR A DISTANCE OF 61.29 FEET, THENCE RUN SOUTH 00°12'30" EAST FOR A DISTANCE OF 29.79 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LANDS DESCRIBED IN DEED BOOK 0389, PAGE 0038, THENCE RUN SOUTH 89°35'52" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 23.33 FEET, THENCE RUN NORTH 00°12'30" WEST ALONG THE WEST LINE OF SAID LANDS FOR A DISTANCE OF 100.04 FEET TO THE POINT OF BEGINNING.

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

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. Final Judgment to be entered in Case No. 94-2972-CA-01.
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 2/10/95.
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 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

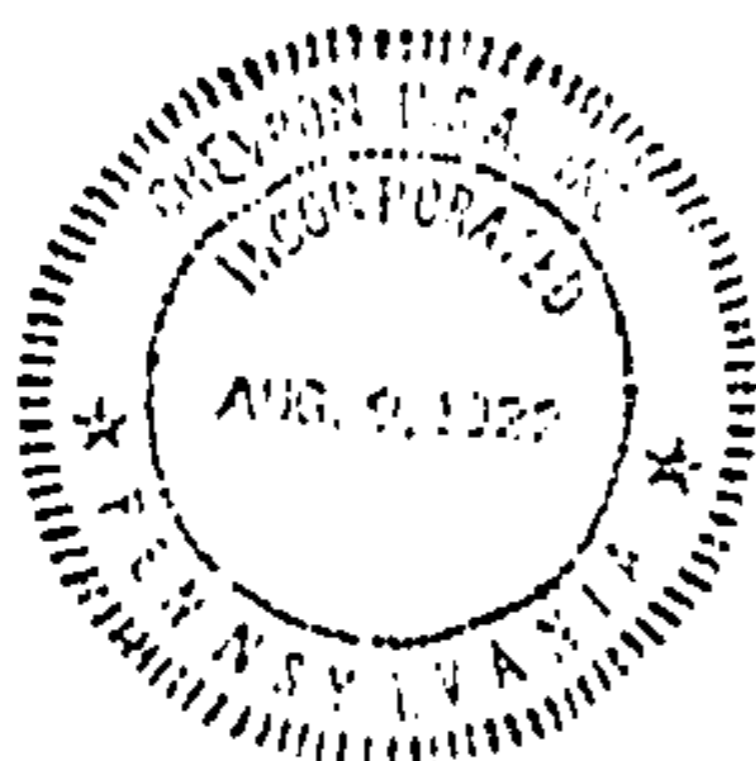
RESOLVED: That the resolutions of similar import adopted by this Board of Directors on July 31, 1991, hereby are rescinded.

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 unanimous written consent of Directors of said Corporation dated July 21, 1992 and that said resolutions are in full force and unrevoked.

WITNESS my hand and seal of said Corporation this 25th day of April, 1995.


Harry P. Davis, Jr.
Assistant Secretary

(SEAL)



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



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF STATE

OCTOBER 13, 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.



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.

Secretary of the Commonwealth

CKE I

•• OFFICIAL RECORDS ••
BOOK 2794 PAGE 1304

•• OFFICIAL RECORDS ••
BOOK 2806 PAGE 1947

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, 1995, that its most recent annual report was filed on May 26, 1995, and its status is active.

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

95 DEC 28 AM 10:17

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

RECORDED IN OFFICIAL
PERCEPS
SARASOTA COUNTY, FL
95 NOV 17 PM 1:54
OFFICIAL

Given under my hand and
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Sixteenth day of October, 1995



CR2E022 (1-95)

Sandra B. Northam
Secretary of State