

96002010

PREPARED BY AND RETURN TO:  
JOHN B. McCRACKEN, ESQUIRE  
JONES, FOSTER, JOHNSTON & STURBS, P.A.  
P.O. BOX 3475  
West Palm Beach, FL 33402

•• OFFICIAL RECORDS ••  
BOOK 2809 PAGE 1765

15.00 ✓  
15047.90

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 2nd day of January, 1996, BETWEEN ROYAL'S O.K.LUNCH, INC., a Florida corporation, of the County of Palm Beach, State of Florida, Grantor, and ROYAL CONSOLIDATED PROPERTIES, INC., a Florida corporation,, whose post office address is 802 NW 1st Street, South Bay, Florida 33493, of the County of Palm Beach, State of Florida, Grantee,

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, and other good and valuable consideration 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, situate, lying and being in Sarasota County, Florida, to-wit:

LEGAL DESCRIPTION AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Receipt #: 00000402095-01  
Doc Stamp-Deed : 15047.90  
Karen E. Rushing, Sarasota Co  
By: K. E. Rushing D.C.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD AND TAXES FOR THE YEAR 1996 AND SUBSEQUENT YEARS.

and said Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"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.

Signed, sealed and delivered in the presence of:

James A. Watt

James A. Watt  
Print Name

AL

John B. McCarter  
Print Name

ROYAL'S O.K. LUNCH, INC., a Florida corporation

BY: [Signature]  
CHARLES F. ROYAL  
Its President

Address: 324 SW 16th St.  
Belle Glade, FL  
33430

State of Florida:  
County of Palm Beach:

The foregoing instrument was acknowledged before me this 2nd day of January, 1966, by Charles F. Royal, as President of Royal's O.K. Lunch, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

(NOTARY SEAL)

My Commission Expires:

[Signature]  
NOTARY PUBLIC

Print Name

MB-5759-15-Engineer d. W.

THORNTON M. HENRY  
Notary Public State of Florida  
My Commission Expires July 29 1966  
Commission No CC 218587  
Bonded Thru Troy Fair Insurance

**Exhibit "A"**  
**LEGAL DESCRIPTION**

Lot 94, less 40.00 feet on the North, South and West sides, and less 50.00 feet on the East side, Plat of **ENGLEWOOD**, per plat as recorded in Plat Book 1, Page 130, of the Public Records of Manatee County, now in Sarasota County, Florida.

LESS the following described land:

Begin at the Northeast corner of Section 36, Township 40 South, Range 19 East ; thence South  $00^{\circ} 42'11''$  West along the center line of State Road 775, a distance of 1387.42 feet to a point; thence North  $88^{\circ} 41'38''$  West, a distance of 50.00 feet to an iron pin on the West right-of-way line of said State Road 775 for a principal place of beginning; thence continue North  $88^{\circ}41'38''$  West along the new Southerly right-of-way of Cowles Street, a distance of 150.00 feet; thence South  $00^{\circ}42'11''$  West 150.00 feet; thence South  $88^{\circ}41'38''$  East 150.00 feet to a point on the Westerly right-of-way of said State Road 775; thence North  $00^{\circ}42'11''$  East along said Westerly right-of-way of State Road 775, 150.00 feet to the principal point of beginning.

JBM5759-15\Engle. EXA

RECORDED IN OFFICIAL  
RECORDS  
96 JAN - 8 AM 9: 54  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL