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SPECIAL WARRANTY DEED

THIS INDENTURE, is made this February 16, 1996, between BARNETT BANK OF SOUTHWEST FLORIDA, GRANTOR, and WOLFGANG DIERIG and GISELA DIERIG, husband and wife, whose post office address is 53 W. 14th Street, Front Royal, Virginia, 22630-3605, GRANTEE,

WITNESSETH that said Grantor, for an in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, the Grantee's successors and assigns forever, the land, situated, being in SARASOTA County, Florida, and more particularly described in the Exhibit "A" attached hereto and incorporated herein by reference, together with all the tenements, hereditament, and appurtenances thereof belonging or in anyway appertaining.

Grantor hereby covenants with the Grantee that at the time of the delivery of this deed, the premises were free of encumbrances made by the Grantor. Grantor will warrant the title to said land and defend the same against the lawful claims and demands of all persons claiming under Grantor, but against no other. With the exception of this express warranty, all other warranties, express or implied are expressly disclaimed and excluded. GRANTEE TAKES THE PROPERTY "AS IS".

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

(Print names under signatures)

BARNETT BANKS, INC., a Florida corporation,
attorney-in-fact for
BARNETT BANK OF SOUTHWEST FLORIDA
Post Office Box 30318
Tampa, Florida 33602

Michelle L. Dailey
WITNESS: Michelle L. Dailey
Wolfgang Dierig
WITNESS: Diana G. Fernandez

By: Roy R. Akins
Its: Asset Disposition Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

This Special Warranty Deed was acknowledged before me this February 16 1996, by Roy R. Akins as Asset Disposition Manager for the corporation. He X is personally known to me or _____ produced a current Florida driver's license as identification.

My Commission Expires:

Michelle L. Dailey
Notary Public - STATE OF FLORIDA AT LARGE

Receipt #: 00000410022-01
Doc Stamp-Deed : 1960.00
Karen E. Rushing, Sarasota Co.
By: Christina D.C.



EXHIBIT "A"

Lots 1,2,3, and 28, Block 1, Unit 78, WARM MINERAL SPRINGS, as per plat thereof, recorded in Plat Book 9, Pages 7 and 7A, of the Public Records of Sarasota County, Florida. ALSO, a tract of land 285 feet by 200 feet lying on the Westerly side of Ortiz Blvd. at the intersection of Ortiz Blvd. and U.S. 41, said tract of land being more particularly described as follows: Beginning at the intersection of the Westerly R/W line of Ortiz Blvd., and the Northerly R/W line of U.S. 41 (Tamiami Trail); thence N 86 deg. 03' W, along said Northerly R/W line 285 feet; thence N 2 deg. 45' W 200 feet; thence S 86 deg. 03' E 285 feet to the Westerly R/W line of Ortiz Blvd.; thence S 2 deg. 45' E along said R/W line 200 feet to the POB. All lying and being in Section 36, Township 39 S, Range 20 E, Sarasota County, Florida, LESS the following described parcel of land: Beginning at the intersection of the West line of Ortiz Blvd. with the N line of Tamiami Trail (U.S. 41); thence North 86 deg. 03' West along said Tamiami Trail, 285 feet; thence North 2 deg. 45' West parallel to the West line of Ortiz Blvd., 50.34 feet; thence South 86 deg. 03' East parallel to the North line of the Tamiami Trail, 285 feet to the West line of Ortiz Blvd.; thence South 2 deg. 45' East along the west line of Ortiz Blvd., 50.34 feet to the POB, per deed recorded May 9, 1957, O.R. Book 31, Page 489, and corrective deed recorded July 3, 1957, O.R. 42, Page 265, Public Records of Sarasota County, Florida.

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KATHERINE E. FUSHING
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SARASOTA COUNTY, FL.

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