

FM

29,750

(1)

96019463

✓ Given Donnelly Scheinert esq
1301 6th Ave W Ste 505
Bradenton FL 34205
ATTN Kathy Scheinert

•• OFFICIAL RECORDS ••
BOOK 2822 PAGE 1733

Prepared by:
John Patterson, Esquire
Livingston, Patterson, Strickland & Weiner, P.A.
46 North Washington Boulevard, Suite 1
Sarasota FL 34236
(941) 365-0550

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14th day of February, 1996, between ROBERT G. SISKIND, individually and as Trustee, whose address is 248 Pall Mall Street, Suite 400, London, Ontario, Canada, N6A 5P6, GRANTOR, and VENICE PLAZA, LTD., a Florida limited partnership, whose address is Brickell West, 51 S.W. Ninth Street, Miami, Florida, 33130, GRANTEE.

(Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

W I T N E S S E T H, 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 said Grantee forever, the following described land located in the County of Sarasota, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the property described herein in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor warrants the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor; and that said property is free of all encumbrances except for real property taxes for the year 1996 and subsequent years, valid easements, restrictions and reservations of record, and any rights of any tenants in possession of the property described herein.

Receipt #: 000000410375-01
Doc Stamp-Deed : 29750.00
Karee E. Rushing, Sarasota Co.
By: [Signature] D.C.

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

WITNESSES:

John Patterson
John Patterson
(print name of witness)

William A. [unclear]
William A. [unclear]
(print name of witness)

Robert G. Siskind
Robert G. Siskind, individually
and as Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 14th day of February, 1996, by ROBERT G. SISKIND, individually and as Trustee aforesaid, who is personally known to me or who has produced _____ as identification.

John Patterson
Notary Public
(print name of Notary)
Commission # _____

My Commission Expires:



JOHN PATTERSON
MY COMMISSION # CC423518 EXPIRES
February 21, 1999
BONDED THRU TROY FAHN INSURANCE, INC

EXHIBIT "A"

Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 7, Township 39 South, Range 19 East, thence S 0°25'17" W, along the East line of the NW 1/4 of the NE 1/4 of Section 7 for a distance of 682.47' to the Southerly R/W line of State Road No. 45-A - Venice By-Pass for a Point of Beginning, (200' R/W at this Point); thence S 66°04'00" E, along said Southerly R/W line, 195.38' to the P.C. of a curve to the right which has a radius of 1829.86' and a central angle of 7°55'12"; thence Southeasterly along said R/W and arc of said curve (R/W width varies) a distance of 252.94'; thence leaving said R/W, N 89°46'18" W, 1588.28' to the Easterly R/W line of Seaboard Coastline Railroad (100' R/W); thence N 11°57'40" W, along said Easterly R/W line of S.C.L.R.R., 758.89' to said Southerly R/W of Venice By-Pass (R/W width varies); thence S 73°13'30" E, along said Southerly R/W 246.24' to the P.C. of a curve to the right which has a radius of 1352.40' and a central angle of 7°09'30"; thence Southeasterly along arc of said curve and said Southerly R/W line a distance of 168.96' to the Point of Tangency; thence continuing along said Southerly R/W line of Venice By-Pass (200' R/W at this Location), 1038.84' to the Point of Beginning.

All lying and being in Section 7, Township 39 South, Range 19 East, Sarasota County, Florida.

ALSO DESCRIBED AS:

Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 7, Township 39 South, Range 19 East, thence S 0°25'15" W, along the East line of the NW 1/4 of the NE 1/4 of Section 7, for a distance of 682.73' to the Southerly R/W line of State Road No. 45-A - Venice By-Pass for a Point of Beginning, (200' R/W at this Point); thence S 66°05'06" E, along said Southerly R/W line, 195.71' to the P.C. of a curve to the right which has a radius of 1829.86', a central angle of 7°55'12", a chord length of 252.74' and a chord bearing of S 62°07'30" E; thence Southeasterly along said R/W and Arc of said curve (R/W width varies) an arc distance of 252.94'; thence leaving said R/W, N 89°46'40" W, 1588.82' to the Easterly R/W line of Seaboard Coastline Railroad (100' R/W); thence N 11°58'40" W, along said Easterly R/W line of S.C.L.R.R., 758.89' to said Southerly R/W of Venice By-Pass (R/W width varies); thence S 73°14'36" E, along said Southerly R/W, 245.25' to the P.C. of a curve to the right which has a radius of 1352.4', a central angle of 7°09'30", a chord length of 168.85' and a chord bearing of S 69°39'51" E; thence Southeasterly along arc of said curve and said Southerly R/W line a distance of 168.96' to the Point of Tangency; thence continuing along said Southerly R/W line of Venice By-Pass (200' R/W at this location), S 66°05'06" E, a distance of 1040.11' to the Point of Beginning.

All lying and being in Section 7, Township 39 South, Range 19 East, Sarasota County, Florida.

RECORDED IN OFFICIAL RECORDS
96 FEB 22 AM 10:21
SARASOTA COUNTY, FL