

19.50  
1400.00

Receipt #: 000000437009-03  
Doc Stamp-Deed : 1400.00  
Karen E. Gushing, Sarasota Co.  
By: [Signature] D.C.

96078008

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OFFICIAL RECORDS  
BOOK 2869 PAGE 2232

This Instrument Prepared By:  
Jan Walters Pitchford, Esquire  
Abel, Band, Russell, Collier,  
Pitchford & Gordon, Chartered  
P.O. Box 49948  
Sarasota, FL 34230-6948

WARRANTY DEED

This Warranty Deed is made by Donald J. Slevin, hereinafter referred to as "Grantor," to Theatre Associates, Ltd., a Florida limited partnership, whose Taxpayer Identification Number is 65-0662821, and whose post office address is c/o Bay Plaza Executive Center, 1290 Palm Avenue, Sarasota, Florida 34236, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

An undivided 2.5% interest in and to:

See Exhibit "A" attached hereto and made a part hereof

Donald Slevin, the grantor, does hereby certify that he currently resides at 1325 VISTA DR. SARASOTA, that neither he nor any member of his family has ever resided upon the above-described property or any contiguous property, and that the above-described property does not now and has never in the past constituted his homestead.

The Property Appraiser's Parcel Identification Numbers of the above described real property are 2027-01-0001, 2027-01-0039, 2027-01-0038 and 2027-01-0037.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

#178535.1

Return to Abel, Band/PM

Executed on the 1<sup>st</sup> day of July, 1996.

WITNESSES:

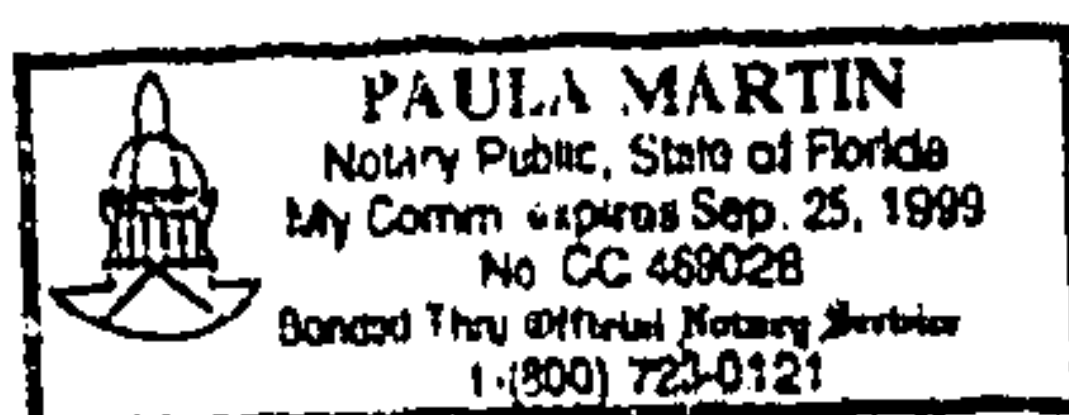
Paula Martin  
Print Name Paula L. Martin

Jan W. Pitchford  
Print Name Jan W. Pitchford

Donald J. Slevin  
Donald J. Slevin  
Address 1975 Hawthorne  
Sarasota FL 34236

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 1<sup>st</sup>  
day of July, 1996, by Donald J. Slevin.



Paula Martin  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Personally Known ☒ (OR) Produced Identification \_\_\_\_\_  
Type of identification produced \_\_\_\_\_

(JWP:PM:671-85\WD.3)

## EXHIBIT A

•• OFFICIAL RECORDS ••  
BOOK 2869  
PAGE 2234

PARCEL ONE: A parcel of land lying and being in Section 19, Township 36 South, Range 18, Sarasota County, Florida, that includes B.H. Surgnier Subdivision of Lot 17, Block "I", Plat of Sarasota, as per plat thereof recorded in Plat Book "A", at Page 66, of the Public Records of Sarasota County, Florida, and a portion of a Resubdivision of Lot 19, and a Subdivision of Lots 21 and 22, Block "I", Plat of Sarasota, as per plat thereof recorded in Plat Book 1, Page 120, of the Public Records of Sarasota County, Florida, and a portion of Clifford M. Calverly's Subdivision of Lots 18 and 20, Block "I", Plat of Sarasota, as per plat thereof recorded in Plat Book "A", Page 35, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot 3, Block "A" of a Resubdivision of Lot 19, and a Subdivision of Lots 21 and 22, Block "I", Plat of Sarasota, as per plat thereof recorded in Plat Book 1, Page 120, of the Public Records of Sarasota County, Florida. Also being the intersection of the West Right-of-Way line of Washington Boulevard (U.S. Highway 301, 80' Right-of-Way) and the North Right-of-Way line of Main Street 80' Right-of-Way); thence North 89°53'29" West along the North Right-of-Way line of Main Street, 246.47 feet for a Point of Beginning; thence continue North 89°53'29" West along the North Right-of-Way line of said Main Street, 361.70 feet to the Southwest corner of Lot 1, Block 18, Clifford M. Calverly's Subdivision of Lots 18 and 20, Block "I", Plat of Sarasota, as per plat thereof recorded in Plat Book "A", Page 35, of the Public Records of Sarasota County, Florida, also being the intersection of the North Right-of-Way line of Main Street (80' Right-of-Way) and the East Right-of-Way line of Links Avenue (40' Right-of-Way); thence North 0°00'59" West along the East Right-of-Way line of said Links Avenue (40' Right-of-Way) 802.87 feet to the Northwest corner of Lot 1, of B.H. Surgnier Subdivision of Lot 17, Block "I", Plat of Sarasota, as per plat thereof recorded in Plat Book "A", Page 66, of the Public Records of Sarasota County, Florida; also being the intersection of the East Right-of-Way line of said Links Avenue (40' Right-of-Way) and the South Right-of-Way line of Third Street (a/k/a Ninth Street, Plat) (60' Right-of-Way); thence South 89°57'53" East along the South Right-of-Way line of said Third Street, 227.71 feet to the Northwest corner of Lot 1, Block "B", of a Resubdivision of Lot 19 and a Subdivision of Lots 21 and 22 of Block "I", Plat of Sarasota, as per plat thereof recorded in Plat Book 1, Page 120, of the Public Records of Sarasota County, Florida; thence South 0°05'53" East along the West boundary line of said Lot 1, a distance of 17.00 feet, said point being 47.00 feet Southerly of the centerline of said Third Street as described in the Department of Transportation Right-of-Way description as recorded in Official Record Book 1713, Page 880, of the Public Records of Sarasota County, Florida; thence South 89°57'53" East along said Right-of-Way line 47.00 feet Southerly of and parallel with the centerline of said Third Street, 359.44 feet; thence South 42°20'45" East 31.50 feet to intersect the West Right-of-Way line of said Washington Boulevard; thence South along the West Right-of-Way line of said Washington Boulevard, 268.70 feet; thence North 89°29'48" West 246.69 feet; thence South 0°01'28" East 496.38 feet to the Point of Beginning.

TOGETHER WITH: "Air Rights" Parcel created by Warranty Deed recorded in Official Record Book 1683, Page 789, being more particularly described as follows: The Air Rights lying above elevation 36.75 feet, based on National Geodatic Verticle Datum, over and above the following described property: Commence at the Southeast corner of Lot 3, Block "A" of a Resubdivision of Lot 19 and a Subdivision of Lots 21 and 22, Block "I", Plat of Sarasota, as per plat thereof recorded in Plat Book 1, Page 120, of the Public Records of Sarasota County, Florida; thence North 89°53'29" West along the North Right-of-Way line of Main Street (80' Right-of-Way), 222.67 feet for a Point of Beginning; thence continue North 89°53'29" West along the North Right-of-Way line of said Main Street, 23.80 feet; thence North 0°01'28" West 170.00 feet; thence South 89°53'29" East 23.80 feet; thence South 0°01'28" East 170.00 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.



TOGETHER WITH: Second "Air Rights" Parcel created by Warranty Deed recorded in Official Record Book 1797, Page 2296, being more particularly described as follows: The Air Rights lying above elevation 36.75 feet based on National Geodatic Verticle Datum, over and above the following described property: Commence at the Southeast Corner of Lot 3, Block "A", of a Subdivision of Lot 19 and a Subdivision of Lots 21 and 22, Block "I", Plat of Sarasota, as per plat thereof recorded in Plat Book 1, Page 120, of the Public Records of Sarasota County, Florida; thence North 89°53'29" West along the North Right-of-Way line of Main Street (80' Right-of-Way), 246.47 feet; thence North 0°01'28" West 496.38 feet to the South Right-of-Way line of vacated Second Street for a Point of Beginning; thence South 89°29'48" East along the South Right-of-Way line of vacated Second Street, 30.00 feet; thence South 0°01'28" East 181.61 feet; thence North 89°29'48" West 30.00 feet; thence North 0°01'28" West 181.61 feet to the Point of Beginning.

TOGETHER WITH: All easements appurtenant to the above described parcel under that certain Cross Easement and Operating Agreement dated 5/22/84, executed by Radix and Saramas Realty Corp., a Florida Corporation, recorded in Official Record Book 1683, Page 799, of the Public Records of Sarasota County, Florida, including but not limited to any and all easements, rights of encroachment, and rights of access and parking granted therein.

LESS AND EXCEPT:

Lot 1, Less the Westerly 14 feet thereof, Lot 2, the Westerly 14 feet of Lot 7, and the Westerly 14 feet of the Southerly 10 feet of Lot 6, C.M. Calverly's Subdivision of Lot 18, Block "I", Plat of Sarasota, as per plat thereof recorded in Plat Book A, Page 35, of the Public Records of Sarasota County, Florida.

AND ALSO LESS Road Right-of-Way conveyed to the State of Florida.

PARCEL TWO: All rights of SMP, Ltd., as Lessee in that certain leasehold estate pursuant to that certain Lease Agreement (the "Lease"), dated 12/15/72, executed by Maas Brothers, Inc., a Florida Corporation ("Maas"), as lessee, and John C. Patterson, Jr., and Lutrelle P. Gearhart ("Lessors"), as Lessors, a memorandum of which was recorded in Official Record Book 986, Page 821, of the Public Records of Sarasota County, Florida. Said Lease being assigned pursuant to that certain Assignment and Assumption of Lease, dated 6/14/84, executed by Maas, as Assignor, and Radix Real Estate, Inc., a Florida Corporation ("Radix"), as Assignee, recorded in Official Record Book 1705, Page 163, of the Public Records of Sarasota County, Florida. Said Lease being amended and modified by that certain Supplemental Ground Lease, dated 1/1/85, executed by Lessors and Radix, and a memorandum of which was recorded in Official Record Book 1747, Page 1013, of the Public Records of Sarasota County, Florida. Said Lease then being assigned pursuant to that certain Assignment of Lease dated 8/6/85, executed by Radix and SMP, Ltd., and recorded in Official Record Book 1797, Page 2309, of the Public Records of Sarasota County, Florida, and said Lease covering that certain tract of land situated in Sarasota County, Florida, more particularly described as follows:

Lot 1, Less the Westerly 14 feet thereof, Lot 2, the Westerly 14 feet of Lot 7, and the Westerly 14 feet of the Southerly 10 feet of Lot 6, C.M. Calverly's Subdivision of Lot 18, Block "I", Plat of Sarasota, as per plat thereof recorded in Plat Book A, Page 35, of the Public Records of Sarasota County, Florida.

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

RECORDED IN OFFICIAL  
RECORDS  
96 JUL -2 PM 11:28  
KARL E. DASHING  
CLERK IN CHARGE  
SARASOTA COUNTY, FL