

96095061

** OFFICIAL RECORDS **
BOOK 2883 PAGE 1617

②
15.00
1735.30
Prepared by and return to:
Robert E. Messick, Attorney
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
2033 Main ST, STE 600
Sarasota, FL 34237
(941) 366-6222

SPECIAL WARRANTY DEED

By This Special Warranty Deed, DONALD JAMES HILLENBRAND and JULIA A. HILLENBRAND, husband & wife, Grantor, 921 S Orange AV, Sarasota, FL 34236, in consideration of ten dollars paid by Grantees hereby conveys to SOUTHTRUST MORTGAGE CORPORATION, a Delaware corporation, Grantee, c/o SouthTrust Bank Of Florida, N.A., 1800 2ND ST, Sarasota, FL 34236, the following-described real property in Sarasota County, Florida: see attached Exhibit "A".

The tax ID # for this parcel is: 2036-10-0001

This conveyance is subject to reservations, restrictions and easements of record, real estate taxes for 1996 and subsequent years, and subject to the interest of Grantee, as Mortgagee, under that Mortgage dated June 4, 1993, recorded in O. R. Book 2513, Page 2925, all of the Public Records of Sarasota County, Florida, between DONALD JAMES HILLENBRAND and JULIA A. HILLENBRAND, Husband and Wife, and SOUTHTRUST MORTGAGE CORPORATION, a Delaware corporation. The parties hereto intend that the Mortgage shall continue to constitute a lien against the property, and the interest conveyed hereunder with respect to the subject property shall not effect a merger of title in Grantee so as to extinguish the lien and encumbrance of above-referenced Mortgage on the property.

Grantor 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 warrants the title to the property for any acts of Grantor and will defend it against the lawful claims of all persons claiming by, through or under Grantor.

DATED on August 8, 1996.

Signed in the presence of:
As to both Grantors:

SUZANNE R. WOOD
Print name:

[Signature]
Print name:

Kyle R. Chavis
Print name:

[Signature]
Print name:

[Signature]
DONALD JAMES HILLENBRAND

[Signature]
JULIA A. HILLENBRAND

Receipt #: 000000445106-02
Doc Stamp-Deed : 1735.30
Karen E. Rushing, Sarasota Co.
By: [Signature] D.C.

STATE OF NC
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of August, 1996 by DONALD JAMES HILLENBRAND, who is personally known to me or has produced a NCDL as identification.

My Commission Expires: NOV 16, 2000.

Elaine C. Henderson
Notary Public

STATE OF NC
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of August, 1996 by JULIA A. HILLENBRAND, who is personally known to me or has produced a NCDL as identification.

My Commission Expires:
NOV 16, 2000.

Elaine C. Henderson
Notary Public

EXHIBIT "A"

OFFICIAL RECORDS
BOOK 2893
PAGE 1613

DESCRIPTION: (LOT 6, "THE MOORINGS" AT BAY POINT)

COMMENCE AT AN IRON PIPE, MARKING THE S.E. CORNER OF THE PLAT OF "GASTON LOT", AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT ALSO BEING THE N.E. CORNER OF LOT 12, BLOCK "E" OF THE PLAT OF "DUNGALOW HILL", AS RECORDED IN PLAT BOOK 1, PAGE 214-A OF SAID PUBLIC RECORDS; THENCE S 00°05'00" E, ALONG THE EAST LINE OF LOT 12 & 14 OF SAID BLOCK "E", 75.00 FT. TO A CONCRETE MONUMENT, MARKING THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 14; THENCE S 89°58'22" W, ALONG THE SOUTH LINE OF SAID NORTH 1/2, 49.78 FT. FOR A P.O.D.; THENCE CONTINUE S 89°58'22" W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 AND WESTERLY EXTENSION THEREOF, 104.25 FT. TO A CONCRETE MONUMENT, MARKING THE INTERSECTION WITH THE EXISTING EASTERLY R/W OF "ORANGE AVENUE", AS DESCRIBED AND RECORDED IN DEED BOOK 270, PAGE 295 OF SAID PUBLIC RECORDS, SAID POINT BEING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S 83°09'14" W, 602.97 FT.; THENCE NORTHWESTERLY, ALONG SAID EASTERLY R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°48'57", 81.55 FT.; THENCE N 75°41'08" E, 110.24 FT.; THENCE S 06°41'50" E, 100.01 FT. TO THE P.O.D., BEING AND LYING IN SECTION 30, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

SUBJECT TO AND TOGETHER WITH THE FOLLOWING DESCRIBED "UTILITY, DRAINAGE AND "PRIVATE ROAD" EASEMENT, TO-WIT:

COMMENCE AT AN IRON PIPE, MARKING THE S.E. CORNER OF THE PLAT OF "GASTON LOT", AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT ALSO BEING THE N.E. CORNER OF LOT 12, BLOCK "E" OF THE PLAT OF "DUNGALOW HILL", AS RECORDED IN PLAT BOOK 1, PAGE 214-A OF SAID PUBLIC RECORDS; THENCE S 00°05'00" E, ALONG THE EAST LINE OF LOT 12 & 14 OF SAID BLOCK "E", 75.00 FT. TO A CONCRETE MONUMENT, MARKING THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 14; THENCE S 89°58'22" W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 AND WESTERLY EXTENSION THEREOF, 154.03 FT. TO A CONCRETE MONUMENT, MARKING THE INTERSECTION WITH THE EXISTING EASTERLY R/W OF "ORANGE AVENUE" AS DESCRIBED AND RECORDED IN DEED BOOK 270, PAGE 295 OF SAID PUBLIC RECORDS, SAID POINT BEING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S 83°09'14" W, 602.97 FT.; THENCE NORTHWESTERLY, ALONG SAID EASTERLY R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°24'34", 141.12 FT. FOR A P.O.D.; THENCE CONTINUE NORTHWESTERLY, ALONG SAID EASTERLY R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°08'17", 22.50 FT. TO THE P.T. OF SAID CURVE; THENCE N 22°23'37" W, ALONG SAID EASTERLY R/W, 18.50 FT.; THENCE N 60°10'33" E, 75.51 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 80.50 FT.; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°59'57", 44.96 FT. TO A POINT ON A CURVE, WHOSE RADIUS POINT LIES S 58°34'18" E, 10.00 FT.; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°53'47", 10.98 FT. TO THE P.T. OF SAID CURVE; THENCE S 85°40'30" E, 10.00 FT. TO THE P.C. OF A CURVE, HAVING A RADIUS OF 10.00 FT.; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", 15.71 FT. TO THE P.T. OF SAID CURVE; THENCE S 04°19'30" W, 19.74 FT.; THENCE S 06°41'50" E, 19.04 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FT.; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", 15.71 FT. TO THE P.T. OF SAID CURVE; THENCE S 83°10'10" W, 10.50 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 10.00 FT.; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", 15.71 FT. TO THE P.T. OF SAID CURVE; THENCE N 06°41'50" W, 7.20 FT. TO A POINT ON A CURVE, WHOSE RADIUS POINT LIES S 18°25'10" W, 39.50 FT.; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°06'37", 27.65 FT. TO THE P.T. OF SAID CURVE; THENCE S 68°18'33" W, 75.43 FT. TO THE P.O.D., BEING AND LYING IN SECTION 30, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

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

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

RECORDED
INDEXED
FEB 15 AM 3:15