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•• OFFICIAL RECORDS ••
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154
24130.40 doc.
H. E. Rushing
Receipt #: 000000461981-01
Doc Stamp-Deed : 24130.40
Karen E. Rushing, Sarasota Co
By: [Signature] D.C.

Property Appraiser's Parcel I.D. No.: 0095-02-0001 and 0095-02-0003

WARRANTY DEED

GRANTOR: H. MONROE WARRINGTON and SHIRLEY ANN WARRINGTON, as tenants in common, and not as tenants by the entirety or joint tenants with right of survivorship

GRANTEE: WARRINGTON I FAMILY LIMITED PARTNERSHIP, LTD., a Florida limited partnership

Grantee's Post Office Address: 5850 Vanderipe Road
Sarasota, FL 34241

Grantor, for and in consideration of the sum of \$1.00 to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, to wit:

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

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 1996 and subsequent years

Subject to existing life estate created pursuant to Deed dated September 19, 1978, and recorded in Official Records Book 1262, Page 233, of the public records of Sarasota County, Florida.

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

DATED: November 6, 1996.

Witnesses:

Michael L. Foreman
Print Name: MICHAEL L. FOREMAN

Lynne Foreman
Print Name: Lynne Foreman

Michael L. Foreman
Print Name: MICHAEL L. FOREMAN

Lynne Foreman
Print Name: Lynne Foreman

H. Monroe Warrington
H. MONROE WARRINGTON
5850 Vanderipe Road
Sarasota, FL 34241

Shirley Ann Warrington
SHIRLEY ANN WARRINGTON
5850 Vanderipe Road
Sarasota, FL 34241

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of November, 1996, by H. MONROE WARRINGTON.



LYNNE FOREMAN
MY COMMISSION # CC396878 EXPIRES
August 1, 1998
BONDED THRU TROY PAUL INSURANCE, INC.

Lynne Foreman
Signature of Notary Public

Print, type or stamp commissioned
name of Notary Public:

Personally known ☒ OR Produced Identification ☐

Type of Identification Produced _____

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of November, 1996, by SHIRLEY ANN WARRINGTON.



LYNNE FOREMAN
MY COMMISSION # CC396878 EXPIRES
August 1, 1998
BONDED THRU TROY PAUL INSURANCE, INC.

Lynne Foreman
Signature of Notary Public

Print, type or stamp commissioned
name of Notary Public:

Personally known ☒ OR Produced Identification ☐

Type of Identification Produced _____

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This instrument prepared by:
MICHAEL L. FOREMAN (without separate examination of title)
LEARD, MERRILL, CULLIS,
TIMM, FUREN & GINSBURG, P.A.
2033 Main Street, Suite 600
P.O. Drawer 4195
Sarasota, FL 34230
(813) 953-8106
WARRING3.DEE

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

EXHIBIT "A"

•• OFFICIAL RECORDS ••
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The real estate, goodwill, business and furniture and fixtures of the Orange Acres Mobile Home Park, Sarasota, Florida, which is located on the following described three parcels:

PARCEL ONE:

The East $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, and the East $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 37 South, Range 18 East, LESS the following described land: BEGIN at the NE corner of E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 37 South, Range 18 East; thence Westerly along the North Section line, 200 feet; thence Southerly 327 feet, thence Easterly 200 feet; thence Northerly 327 feet to the P.O.B.; containing 1.5 acres more or less; ALSO LESS: BEGIN at the NE corner of E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 37 South, Range 18 East, thence S $0^{\circ}02'45''$ W along quarter section line, 327 feet for a P.O.B.; thence continue S $0^{\circ}02'45''$ W 1327.0 feet; thence N $89^{\circ}50'15''$ W 170 feet; thence N $0^{\circ}02'45''$ E 129.4 feet; thence N $8^{\circ}23'15''$ W 216.4 feet; thence N $1^{\circ}21'45''$ E 898.1 feet; thence N $12^{\circ}36'15''$ W 87.9 feet; thence S $89^{\circ}50'15''$ E 200 feet to the P.O.B., containing 5.73 acres more or less; LYING AND BEING located in the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 37 South, Range 18 East of Sarasota County, Florida, SUBJECT to a right of way 25 feet in width immediately West of and parallel to a line described as: BEGIN at NE corner of E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 37 South, Range 18 East, thence S $0^{\circ}02'45''$ W 1654 feet, thence N $89^{\circ}50'15''$ W 170 for a P.O.B.; thence N $0^{\circ}02'45''$ E 129.4 feet, thence N $8^{\circ}23'15''$ W 216.4 feet, thence N $1^{\circ}21'45''$ E, 898.1 feet, thence N $12^{\circ}36'15''$ W 87.9 feet, thence N $0^{\circ}02'45''$ E 327 feet more or less to Clark Road, ALSO less the North 50 feet for Clark Road.

PARCEL TWO:

Begin at NE corner of E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 37 South, Range 18 East; thence S $0^{\circ}02'45''$ West along $\frac{1}{4}$ Section line, 327 feet for P.O.B.; thence continue S $0^{\circ}02'45''$ West, 1327 feet; thence N $89^{\circ}50'15''$ West, 170 feet; thence N $0^{\circ}02'45''$ East; 129.4 feet; thence N $8^{\circ}23'15''$ West, 216.4 feet; thence N $1^{\circ}21'45''$ East, 898.1 feet; thence N $12^{\circ}36'15''$ West, 87.9 feet; thence S $89^{\circ}50'15''$ East, 200 feet to P.O.B.

PARCEL THREE:

Begin at the NE corner of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 37 South, Range 18 East, thence running Westerly along the North Section line a distance of 200 feet; thence South 327 feet; thence East 200 feet; thence North 327 feet to Point of Beginning. Less Right of Way of State Road S-782, as appears in Deed Book 269, Page 459-460 of Sarasota County, Records.

RECORDED IN OFFICIAL