

97006254

Doc 3500  
Rec 109

Receipt #: 000000473283-01  
Doc Stamp-Deed: 3500.00  
Karen E. Rushing, Sarasota Co.  
By: [Signature] D.C.

3500

Record:  
Doc Stamps:

This instrument prepared by:  
Stephen K. Boone, Esquire  
BOONE, BOONE, BOONE & HINES, P.A.  
P. O. Box 1596  
Venice, Florida 34284

OFFICIAL RECORDS  
BOOK 2930 PAGE 2970

**WARRANTY DEED**

THIS INDENTURE, made this 17th day of January, 1998, between WATERFORD SOUTH, INC., a Florida corporation, whose post office address is 1501 Waterford Drive, Venice, Florida 34292, Grantor, and SAWGRASS COMMERCIAL PARK, INC., a Florida corporation, whose post office address is 34 501 S. PARK BLVD, VENICE FL 34285, Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of -----Ten-----Dollars 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 the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida:

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

Subject to restrictions, reservations and easements of record and subject to taxes for the year 1995 and thereafter.

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

"Grantor" and "Grantee" are used for singular or plural, as the context requires.

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

Witnesses:

WATERFORD SOUTH, INC.,  
a Florida corporation

Sign [Signature]  
Print James W. Lyman

By [Signature]  
Print Michael W. Miller  
Its President

Sign [Signature]  
Print STEPHEN K. BOONE

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 17th day of January, 1998, by Michael W. Miller as President of WATERFORD SOUTH, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or produced [Signature] as identification.

NOTARY PUBLIC

Sign [Signature]  
Print STEPHEN K. BOONE

(SEAL)

My Commission Expires:

STEPHEN K. BOONE  
COMMISSION # CC 632028  
EXPIRES APR 28, 2000  
BONDED THRU  
ATLANTIC BONDING CO., INC.

Return to: Norman Garber 205

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

•• OFFICIAL RECORDS ••  
BOOK 2930 PAGE 2971

DESCRIPTION OF PARCEL "A-1"  
AT WATERFORD SOUTH  
SARASOTA COUNTY, FLORIDA

A PARCEL OF LAND LYING AND BEING IN SECTION 9, TOWNSHIP 39 SOUTH,  
RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE  
N.00°01'00"E., ALONG THE EASTERLY LINE OF SAID SECTION 9 A DISTANCE OF  
2280.43 FEET; THENCE N.89°37'28"W., A DISTANCE OF 40.00 FEET TO THE  
INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST VENICE AVENUE  
(SARASOTA CO. R/W MAP PROJECT NO. 8411 (85048)) AND THE WESTERLY RIGHT  
OF WAY LINE OF AUBURN ROAD (O.R. BOOK 2243 AT PAGE 1435 OF THE PUBLIC  
RECORDS OF SARASOTA COUNTY, FLORIDA) AND TO THE POINT OF BEGINNING; THENCE  
N.89°37'28"W., ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF SAID EAST  
VENICE AVENUE FOR THE NEXT THREE (3) CALLS A DISTANCE OF 897.48 FEET;  
THENCE S.00°22'32"E., A DISTANCE OF 4.00 FEET; THENCE N.89°37'28"W., A  
DISTANCE OF 102.57 FEET; THENCE N.00°01'00"E., ALONG A LINE THAT IS 1000  
FEET WESTERLY OF AND PARALLEL WITH THE SAID WESTERLY RIGHT OF WAY OF AUBURN  
ROAD A DISTANCE OF 869.00 FEET; THENCE S.89°37'28"E., A DISTANCE OF 1000.02  
FEET TO THE INTERSECTION WITH THE SAID WESTERLY RIGHT OF WAY LINE OF AUBURN  
ROAD; THENCE S.00°01'00"W., ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF  
AUBURN ROAD A DISTANCE OF 865.00 FEET TO THE POINT OF BEGINNING AND  
CONTAINING 19.87 ACRES, MORE OR LESS.

DATE: MAY 20, 1996

PREPARED BY: BRIGHAM SURVEYING, INC.  
LAND SURVEYORS  
712 SHAMROCK BLVD.  
VENICE, FL 34293

RAYMOND T. BRIGHAM PLS

RECORDED IN OFFICIAL  
RECORDS  
97 JAN 17 PM 4:51  
CLERK OF COURT  
SARASOTA COUNTY, FL