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Prepared by and return to
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200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800

.. OFFICIAL RECORDS ..
BOOK 2960 PAGE 289

WARRANTY DEED

This Indenture, made April 15, 1997, by and between JEFFREY J. KNUCKLES, HENRY E. FORD, and BRUCE H. CODVILLE, individually and as Trustee, hereinafter referred to as Grantor, whose post office address is 1004 Joyce Court, Venice, Florida 34293, and EDWARD W. COOPER, as tenant in common as to an undivided 43% interest, SUSAN K. COOPER, as tenant in common as to an undivided 43% interest, EDWARD W. COOPER as custodian for Michael E. Cooper under the Florida Uniform Transfers to Minors Act as tenant in common as to an undivided 7%, and EDWARD W. COOPER as custodian for David J. Cooper under the Florida Uniform Transfers to Minors Act as tenant in common as to an undivided 7% interest, hereinafter referred to as Grantee, whose post office address is 7362 Periwinkle Drive, Sarasota, Florida 34231.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Lands lying in Section 36, Township 38 South, Range 18 East, Sarasota County, Florida, described in Exhibit "A" attached hereto, constituting Park Isles Shopping Center and storage facilities.

Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of his family reside on the above property or any property adjacent thereto; the above described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

WITNESSES:

[Signature]
Signature of Witness

SKIP BELL
Print Name of Witness

[Signature]
Signature of Witness

Janet M. Hamans
Print Name of Witness

[Signature]
Signature of Witness

SKIP BELL
Print Name of Witness

[Signature]
Signature of Witness

Janet M. Hamans
Print Name of Witness

[Signature]
Signature of Witness

SKIP BELL
Print Name of Witness

[Signature]
Signature of Witness

Janet M. Hamans
Print Name of Witness

[Signature] (SEAL)
Jeffrey J. Knuckles

Receipt #: 000000491982-09
Doc Stamp-Deed : 10237.50
KAREN E. FUSHING, Sarasota Co
By: [Signature] T.C.

[Signature] (SEAL)
Henry Ford

[Signature] (SEAL)
Bruce H. Codville, individually and as Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of April 1997 by Jeffrey J. Knuckles, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Janet M. Hamans
Signature of Notary Public
Janet M. Hamans
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 05-06-2000.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of April 1997 by Henry E. Ford, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Janet M. Hamans
Signature of Notary Public
Janet M. Hamans
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 05-06-2000.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of April 1997 by Bruce H. Codville, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



Janet M. Hamans
Signature of Notary Public
Janet M. Hamans
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on 05-06-97.

EXHIBIT "A"

DESCRIPTION:

Commence at the Northwest corner of Nokomis Heights, recorded in Plat Book 1, Page 177, Public Records of Sarasota County; thence N.89°02'38"E. along the North line of said Nokomis Heights, a distance of 104.53 feet to a 4" concrete monument found marking the Southwest corner of lands described in Official Records Book 2555, Page 2709, Public Records of Sarasota County, Florida; thence N.00°59'20"W., along the West line of said lands described in Official Records Book 2555, Page 2709, a distance of 43.67 feet to the Northwest corner of said lands, to the POINT OF BEGINNING; thence continue N.00°59'20"W., a distance of 255.87 feet to a 4" concrete monument found; thence N.88°55'09"E., a distance of 359.24 feet to the westerly right of way line of U.S. Highway No. 41 (State Road No. 45), as per Florida Department of Transportation State Road Map Section 17020-2118 Sheet No. 6, as recorded in Road Plat Book 1, Page 71, Public Records of Sarasota County, Florida, same being a curve to the right having a radius of 1859.86 feet, a central angle of 08°58'11", a chord bearing of S.19°22'03"E., and a chord length of 290.86 feet; thence southerly along the arc of said curve along said westerly right of way line an arc length of 291.16 feet to the Northeast corner of lands described in Official Records Book 1099, Page 1989, Public Records of Sarasota County, Florida; thence S.89°02'38"W., along the North line of said lands described in Official Records Book 1099, Page 1989 and Official Records Book 2555, Page 2709, a distance of 407.94 feet; thence continue along the North line of said lands described in Official Records Book 2555, Page 2709, N.00°59'20"W., a distance of 19.32 feet; thence continue along said North line of lands described in Official Records Book 2555, Page 2709, S.89°02'38"W., a distance of 43.00 feet to the POINT OF BEGINNING.

Property described above and conveyed by this deed is the same property as that described in instrument recorded in Official Records Book 2111, page 1400, Public Records of Sarasota County, Florida.

Together with a non-exclusive easement for access and utilities over and across the following described property, which shall be an appurtenance to the above property:

Commence at the Northwest corner of Nokomis Heights, recorded in Plat Book 1, Page 177, Public Records of Sarasota County; thence N.89°02'38"E. along the North line of said Nokomis Heights, a distance of 104.53 feet to a 4" concrete monument found marking the Southwest corner of lands described in Official Records Book 2555, Page 2709, Public Records of Sarasota County, Florida; thence N.00°59'20"W., along the West line of said lands described in Official Records Book 2555, Page 2709, a distance of 43.67 feet to the Northwest corner of said lands; thence continue N.00°59'20"W., a distance of 255.87 feet to a 4" concrete monument found; thence N.88°55'09"E., a distance of 24.00 feet to the POINT OF BEGINNING; thence N.01°04'51"W., a distance of 20.00 feet; thence N.88°55'09"E., a distance of 182.34 feet to the point of curvature of a curve to the left having a radius of 30.00 feet, a central angle of 53°07'48", a chord bearing of N.62°21'17"E., and a chord length of 26.83 feet; thence northeasterly along the arc of said curve, an arc length of 27.82 feet to the end of said curve; thence N.88°55'09"E., a distance of 115.11 feet to the westerly right of way line of U.S. Highway No. 41 (State Road No. 45), as per Florida Department of Transportation State Road Map Section 17020-2118 Sheet No. 6, as recorded in Road Plat Book 1, Page 71, Public Records of Sarasota County, Florida, same being a curve to the right having a radius of 1859.86 feet, a central angle of 01°04'24", a chord bearing of S.24°23'20"E., and a chord length of 34.84 feet; thence southerly along the arc of said curve along said westerly right of way line, an arc length of 34.84 feet; thence S.88°55'09"W., a distance of 335.24 feet to the POINT OF BEGINNING.

Together with a non-exclusive easement for access over and across the following described property, which shall be an appurtenance to the above property:

The easterly one hundred feet (100') of the following described parcels, said easterly line being parallel to the westerly line of U.S. Highway No. 41 (State Road No. 45):

Commence at the intersection of the North line of Nokomis Heights Subdivision and the Westerly Right of Way line of State Road No. 45, as shown on Road Plat Book 1, Page 71, Public Records of Sarasota County, Florida same being a curve to the left having a radius of 1859.86 feet, a central angle of $09^{\circ}44'29''$, a chord bearing of $N.18^{\circ}49'42''W.$ and a chord length of 315.83 feet; thence along the arc of said curve, and arc length of 316.21 feet to the South line of Inlets Boulevard (an ingress and egress easement shown on the Plat of The Inlets, a Condominium, Section One, recorded in Condominium Book 20, Pages 31-31B, Public Records of Sarasota County, Florida), for a Point of Beginning; thence $S.62^{\circ}39'24''W.$, along said South line of Inlets Boulevard, a distance of 100.49 feet to a point on a curve to the right, having a radius of 160.00 feet, a central angle of $42^{\circ}00'00''$, a chord bearing of $S.83^{\circ}39'24''W.$ a chord length of 114.68 feet; thence continue along said South line of Inlets Boulevard, along the arc of said curve, an arc length of 117.29 feet to the point of reverse curvature of a curve to the left, having a radius of 400.00 feet, a central angle of $15^{\circ}08'58''$, a chord bearing of $N.82^{\circ}55'05''W.$ and a chord length of 105.46 feet; thence continue along said South line of Inlets Boulevard, along the arc of said curve, an arc length of 105.76 feet to the end of said curve; thence $S.00^{\circ}36'44''E.$ along the West line of Tract III described in Official Record Book 1327, Page 1088, Public Records of Sarasota County, Florida, a distance of 68.95' to the Southwest corner of said Tract III; thence $N.89^{\circ}23'42''E.$, along the South line of said Tract III, a distance of 360.32 feet to the Point of Beginning, all lying in Section 36, Township 38 South, Range 18 East, Sarasota County, Florida.

Commence at the intersection of the North line of Nokomis Heights Subdivision and the Westerly Right of Way line of State Road No. 45, as shown on Road Plat Book 1, Page 71, Public Records of Sarasota County, Florida, same being a curve to the left, having a radius of 1859.86 feet, a central angle of $13^{\circ}31'57''$, a chord bearing of $N.20^{\circ}43'26''W.$ and a chord length of 438.25 feet; thence along said Westerly Right of Way line, along the arc of said curve, an arc length of 439.27 feet to the South line of Inlets Boulevard (an ingress and egress easement shown on the Plat of The Inlets, A Condominium, Section One, recorded in Condominium Book 20, Pages 31-31B, Public Records of Sarasota County, Florida), for a Point of Beginning; thence $S.62^{\circ}39'24''W.$, along said South line of Inlets Boulevard, a distance of 100.49 feet to the point of curvature of a curve to the right, having a radius of 160.00 feet, a central angle of $42^{\circ}00'00''$, a chord bearing of $S.83^{\circ}39'24''W.$ and a chord length of 114.68 feet; thence continue along said South line of Inlets Boulevard, along the arc of said curve, an arc length of 117.29 feet to the point of reverse curvature of a curve to the left, having a radius of 400.00 feet, a central angle of $15^{\circ}08'58''$, a chord bearing of $N.82^{\circ}55'05''W.$ and a chord length of 105.46 feet; thence continue along said South line of Inlets Boulevard, along the arc of said curve, an arc length of 105.76 feet to the end of said curve; thence $N.00^{\circ}20'12''W.$, a distance of 18.30 feet; thence $N.89^{\circ}27'04''E.$, a distance of 10.75 feet; thence $N.00^{\circ}33'16''W.$, a distance of 19.50 feet; thence $S.89^{\circ}27'04''W.$, a distance of 13.33 feet; thence $N.00^{\circ}32'56''W.$, a distance of 26.17 feet to the North line of said Inlets Boulevard, same being a point on a curve to the right, having a radius of 100.00 feet, a central angle of $01^{\circ}13'00''$, a chord bearing of $N.88^{\circ}50'34''E.$ and a chord length of 2.12 feet; thence along said North line of Inlets Boulevard, along the arc of said curve, an arc length of 2.12 feet to the point of compound curvature of a curve to the right, having a radius of 464.00 feet, a central angle of $15^{\circ}12'20''$, a chord bearing of $S.82^{\circ}56'46''E.$ and a chord length of 122.78 feet; thence continue along said North line of Inlets Boulevard, along the arc of said curve, an arc length of 123.14 feet to the point of reverse curvature of a curve to the left, having a radius of 96.00 feet, a central angle of $42^{\circ}00'00''$, a chord bearing of $N.83^{\circ}39'24''E.$ and a chord length of 68.81 feet; thence continue along said North line of Inlets Boulevard, along the arc of said curve, an arc length of 70.37 feet to the point of tangency of said curve; thence continue along said North line of Inlets Boulevard $N.62^{\circ}39'24''E.$, a distance of 89.60 feet to said Westerly Right of Way line of State Road No. 45; thence $S.28^{\circ}36'59''E.$, along said Westerly Right of Way line a distance of 27.67 feet; thence $N.61^{\circ}23'01''E.$, continuing along said Westerly Right of Way line of State Road No. 45 (Right of Way Change at this point), a distance of 9.82 feet to a point on a curve to the right having a radius of 1859.86 feet, a central angle of $01^{\circ}07'34''$, a chord bearing of $S.28^{\circ}03'11''E.$ and a chord length of 36.56 feet; thence along said Westerly Right of Way line of State Road No. 45, along the arc of said curve, an arc length of 36.56 feet to the Point of Beginning, all lying in Section 36, Township 38 South, Range 18 East, Sarasota County, Florida.