

11.50  
6751.50  
~~6770.00~~

Receipt #: 000000496524-01  
Doc Stamp-Deed : 6751.50  
Karen E. Rushing, Sarasota Co  
By: W.D. Dickinson D.C.

Property Appraiser's  
Parcel ID # 51810.0460, 51810.0410, 0428-03-0012, 428-03-0013

Grantee's Social Security #:  
65-0039716

THIS INSTRUMENT PREPARED BY:

W.D.  
WARD E. DAHLGREN  
DICKINSON & GIBBONS, P.A.  
Post Office Box 3979  
Sarasota, FL 34230

**WARRANTY DEED**

THIS INDENTURE, made this 6<sup>th</sup> day of MAY, 1997, between Patrick H. Dickinson and Robert W. Geyer, of the County of Sarasota, State of Florida, Grantor, and Geyer-Dickinson General Partnership whose post office address is 1800 Bay Road, Sarasota, Florida 34239, Grantee,

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), 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, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to restrictions, reservations and easements of records.

Subject to taxes for the years 1997 and all subsequent years.

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 context requires.

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

Signed, sealed and delivered  
in the presence of:

(Witnesses must sign on line and  
print their names below the line)

W.D. Dickinson  
Signature of Witness #1

WARD E. DAHLGREN  
Printed Name of Witness #1

Emily M. Rushing  
Signature of Witness #2

EMILY M. RUSHING  
Printed Name of Witness #2

Patrick H. Dickinson (SEAL)  
Patrick H. Dickinson

Robert W. Geyer (SEAL)  
Robert W. Geyer

EXHIBIT "A"

A parcel of land in the West 1/2 of Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 17; thence South 00° 59' 51" West (on an assumed bearing) 70.00 feet; thence South 89° 00' 09" East 77.05 feet to a point on the Easterly right of way line of U.S. Highway 41 By-Pass; thence along said Easterly right of way line on a curve to the left through a Tangent Bearing of South 03° 59' 55" East having a central angle of 31° 48' 55", a radius of 1876.86 feet, for an arc distance of 1042.19 feet to end of said curve; thence South 35° 48' 50" East along said Easterly right of way line 846.86 feet; thence North 54° 11' 10" East 7.00 feet; thence South 35° 48' 50" East along said Easterly right of way line 700.00 feet; thence South 54° 11' 10" West 7.00 feet; thence South 35° 48' 50" East along said Easterly right of way line 541.09 feet to the Point of Beginning; thence South 88° 35' 55" East 376.71 feet; thence South 35° 48' 50" East along a line 300.00 feet Easterly of and parallel to said Easterly right of way line of U.S. Highway 41 By-Pass 31.28 feet; thence South 54° 11' 10" West 300.00 feet to a point on the said Easterly right of way line of U.S. Highway 41 By-Pass; thence North 35° 48' 50" West 259.12 feet to the Point of Beginning.

LESS: A parcel of land conveyed for additional R/W of U.S. Highway No. 41 (State Road No. 45-A Venice By-Pass) lying and being in Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, further described as follows:

Commence at the intersection of the North Line of the Southwest 1/4 (South Line of the Northwest 1/4) of Section 17, Township 39 South, Range 19 East, Sarasota County, Florida with the centerline of 106 feet R/W for State Road 45-A Venice By-Pass; thence South 89° 11' 05" East, along said 1/4 Section Line, 66.55 feet to a point on the Northeasterly R/W line of said State Road No. 45-A; thence South 36° 24' 00" East, along said existing Northeasterly R/W line, 23.16 feet for a P.O.B.; thence South 89° 10' 28" East, along existing property line, 7.54 feet; thence South 36° 24' 00" East, parallel with and lying 6.00 feet Northeasterly therefrom said existing Northeasterly R/W line, 7.72 feet to a P.I.; thence South 33° 07' 46" East, 105.17 feet to a point on said existing Northeasterly R/W line; thence North 36° 24' 00" West, along said existing Northeasterly R/W line for State Road No. 45-A for a distance of 117.27 feet to the P.O.B.

ALSO

A parcel of land in the West 1/2 of Section 17, Township 39 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 17, thence, South 89° 45' 12" East, (on an assumed bearing) along the Northerly line of said Section 17, 77.05 feet, thence South 00° 14' 48" West, perpendicular to the said Northerly line of Section 17, 70.00 feet to the intersection with a curve to the left, said curve being the Northeasterly right of way line of U. S. Highway No. 41 Venice By Pass, thence, along said curve, (through a tangent bearing of South 04° 35' 05" East), having a central angle of 31° 48' 55", a radius of 1876.86 feet, for an arc distance of 1042.19 feet to the point of tangency, said point of tangency being a D.O.T. concrete monument marking the point of tangency; thence, along the said Northeasterly and Northerly right of way line for the next nine (9) calls; South 36° 24' 00" East, 350.86 feet, thence North 53° 36' 00" East, 17.00 feet, thence, South 36° 24' 00" East, 60.00 feet, thence, South 53° 36' 00" West, 17.00 feet, thence, South 36° 24' 00" East, 436.00 feet, thence, North 53° 36' 00" East, 7.00 feet, thence, South

36° 24' 00" East, 700.00 feet, thence, South 53° 36' 00" West, 7.00 feet, thence, South 36° 24' 00" East, 800.21 feet to the Point of Beginning, thence, North 53° 36' 00" East, perpendicular to the said Northeasterly right of way line of U. S. Highway No. 41 Venice By Pass, 300.00 feet, thence, South 36° 24' 00" East, along a line 300.00 feet Northeasterly of and parallel with the said Northeasterly U. S. Highway No. 41 Venice By Pass right of way line, 163.93 feet, thence, South 53° 36' 00" West, perpendicular to the previously described line, 300.00 feet to a point on the said Northeasterly right of way line of U. S. Highway No. 41 Venice By Pass, thence, along said Northeasterly right of way line, North 36° 24' 00" West, 163.93 feet to the Point of Beginning.

Parcel ID# 0428-03-0012

Lot 23, OAKWOOD BUSINESS PARK SUBDIVISION, as per plat thereof recorded in Plat Book 31, Page 25, of the Public Records of Sarasota County, Florida.

Parcel ID# 428-03-0013

Lot 22, OAKWOOD BUSINESS PARK, according to the plat thereof on file in the office of the Clerk of the Circuit Court, in and for Sarasota County, Florida, recorded in Plat Book 31, Pages 25 through 25C; said lands situate lying and being in Sarasota County, Florida; and surveyor's Affidavit of Clarification as recorded in Official Records Book 1925, Page 2469 through 2471, inclusive, of the Public Records of Sarasota County, Florida.

STATE OF FLORIDA  
COUNTY OF SARASOTA

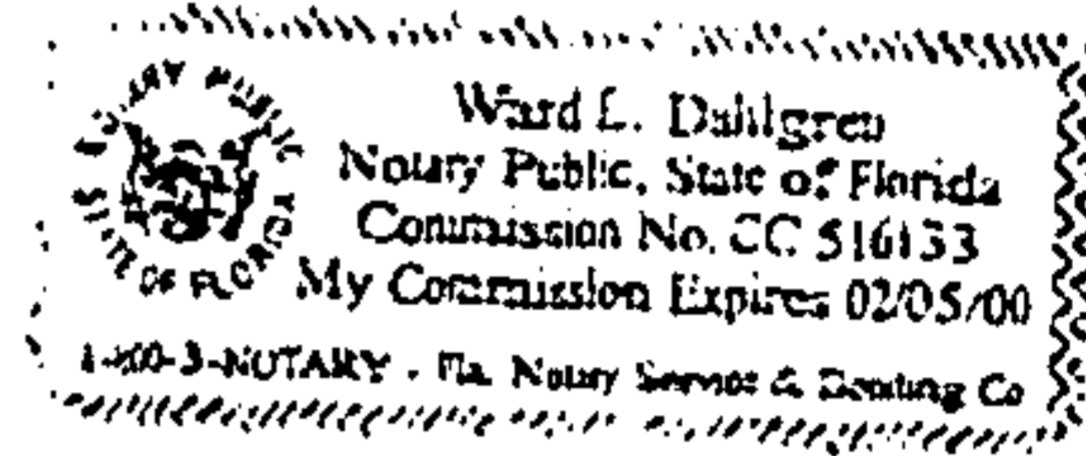
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 1997, by Patrick H. Dickinson and Robert W. Geyer, who are personally known to me or who have produced a Florida Driver License as identification and who did take an oath.



Notary Public

WARD E. DAHLGREN

Printed Name of Notary Public



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

RECORDED IN OFFICIAL  
RECORDS  
97 MAY -7 PM 3 19  
CLERK OF COURT  
SARASOTA, FL