

1

97060386

OFFICIAL RECORDS
BOOK 2974 PAGE 2076

Rec'd Fee \$ 19.50
State Stamps 16,450.00
Doc. Stamps
Total \$16,469.50

Receipt #: 000000500988-01
Doc Stamp-Deed : 16450.00
Karen E. Rushing, Sarasota Co
By: W. Adams D.C.

WARRANTY DEED

THIS INDENTURE, made this 22nd day of May, 1997, by and between Trior Investments, Inc., a Florida corporation, whose mailing address is 5810 4th Street North, St. Petersburg, FL 33703, and whose Tax Payer's I.D. Number is 59-1934099, as Grantor, and North Port Village Shopping Center Associates, Ltd., a Florida limited partnership, whose mailing address is 169 East Flagler Street, Suite 920, Miami, FL 33131, as Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Sarasota, State of Florida, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein.

SUBJECT TO easements, restrictions and encumbrances of record, if any.
SUBJECT TO taxes for the year 1997 and subsequent years.
PARCEL NO. 0999-03-4656

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor does hereby covenant with the Grantee that it is lawfully seized of the said premises, that it is free from all encumbrances, except as shown above, and that it has good right and lawful authority to sell the same; and the said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

435

This instrument was prepared by and to be returned to:
James N. Powell, Esquire, Powell, Carney, Hayes & Silverstein, P.A.
One Progress Plaza, Suite #1210, St. Petersburg, FL 33701
File No. 93-3435

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

Signed, sealed and delivered in the presence of:

Trior Investments, Inc.,
a Florida corporation

By: Hildegard E. Leiser
Hildegard E. Leiser, as President
5810 4th Street North
St. Petersburg, FL 33703



(Corporate Seal)

[Signature]
(Witness to sign on line above)

James N. Powell
(Witness to print name on line above)

[Signature]
(Witness to sign on line above)

Richard A. Krieger
(Witness to print name on line above)

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 22nd day of May, 1997, by Hildegard E. Leiser, as President of Trior Investments, Inc., a Florida corporation, who is/are personally known to me or who has produced _____ as identification.

My commission expires:

[Signature]
(Signature of Notary Public on line above)

James N. Powell
(Print Name of Notary Public on line above)

(NOTARY SEAL)

closing/trior/deed.wty

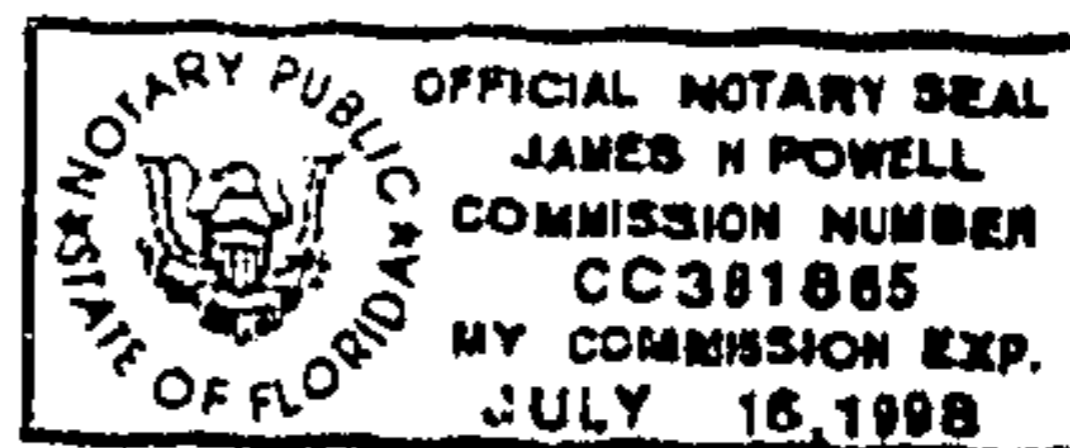


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

A portion of Tract D of the THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof in Plat Book 11, Pages 31, 31A through 31D, in the office of the Clerk of the Circuit Court of Sarasota County, Florida, being a portion of Section 32, Township 39 South, Range 21 East, Sarasota County, Florida, and being more particularly described as follows:

Beginning at a point which is the Northeasterly corner of said Tract D, said point is marked by an iron rod and is located on the Westerly edge of the right-of-way line of North Port Boulevard (an 80 foot right-of-way) a distance of 550.00 feet Northerly, as measured along said Westerly right-of-way line of North Port Boulevard and along a course North 20°40'21" East, from the point on intersection of said Westerly right-of-way line of North Port Boulevard and the Northerly edge of the right-of-way line of U.S. Highway 41 (a 210 feet wide right-of-way which is also known as the Tamiami Trail); thence from the Point of Beginning, run South 20°40'21" West along the Easterly line of said Tract D, which Easterly line is also the Westerly right-of-way line of North Port Boulevard, a distance of 390.00 feet to a point; thence North 69°19'39" West, a distance of 4.11 feet to a point; thence Westerly along the arc of a curve to the left (said arc having a central angle of 01°28'26.7" and a radius of 6024.58 feet), a distance of 155.00 feet to a point; thence South 20°40'21" West, a distance of 160.05 feet to a point on the Northerly right-of-way line of U.S. Highway 41; thence Westerly along the Northerly right-of-way line of U.S. Highway 41 and along the arc of a curve to the left (said arc having a central angle of 02°59'47.5" and a radius of 5864.58 feet), a distance of 306.71 feet to a point; thence leaving said right-of-way, run North 14°27'07" East, a distance of 160.07 feet to a point; thence Westerly along the arc of a curve to the left (said arc having a central angle of 01°39'51.5" and a radius of 6024.58 feet), a distance of 175.00 feet to a point; thence North 14°27'07" East, a distance of 173.88 feet to a point; thence North 76°32'08" West, a distance of 121.98 feet to a point; thence North 13°27'52" East, a distance of 175.00 feet to a point on the Northerly boundary line of Tract D; thence along said Northerly line of Tract D, South 76°32'08" East, a distance of 125.00 feet to an iron rod; thence along said Northerly line of Tract D, South 76°32'08" East, a distance of 189.72 feet to an iron rod; thence North 16°09'21" East, a distance of 35.00 feet to a point on the Northerly line of said Tract D; thence continuing along said Northerly line of Tract D along the arc of a curve to the right (said arc having a central angle of 04°31'00" and a radius of 6414.58 feet), a distance of 505.67 feet to an iron rod; thence South 69°19'39" East, a distance of 4.11 feet to the Point of Beginning.

EXHIBIT "A"

LEGAL DESCRIPTION - Continued

Parcel 2:

A portion of Tract D of the THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof in Plat Book 11, Pages 31, 31A through 31D, in the office of the Clerk of the Circuit Court of Sarasota County, Florida, being a portion of Section 32, Township 39 South, Range 21 East, Sarasota County, Florida, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, Commence at a point which is the Northeasterly corner of said Tract D, said point is marked by an iron rod and is located on the Westerly edge of the right-of-way line of North Port Boulevard (an 80 foot right-of-way), a distance of 550.00 feet Northerly, as measured along said Westerly right-of-way line of North Port Boulevard and along a course North 20°40'21" East, from the point of intersection of said Westerly right-of-way line of North Port Boulevard and the Northerly edge of the right-of-way line of U.S. Highway 41 (a 210 foot wide right-of-way which is also known as the Tamiami Trail); thence continuing along said Northerly line of Tract D North 69°19'39" West, a distance of 4.11 feet to a point; thence continuing along the Northerly line of Tract D along an arc of a curve (said arc having a central angle of 04°31'00" and a radius of 6414.58 feet), a distance of 505.67 feet to a point; thence South 16°09'21" West, a distance of 35.00 feet to a point; thence continuing along said Northerly line of Tract D North 76°32'08" West, a distance of 189.72 feet to a point; thence South 14°27'07" West, a distance of 175.03 feet to the POINT OF BEGINNING, FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, run thence South 14°27'07" West, a distance of 97.50 feet to a point; run thence North 76°32'08" West, a distance of 5.00 feet to a point; run thence North 14°27'07" East, a distance of 97.50 feet to a point; run thence South 76°32'08" East, a distance of 5.00 feet to the POINT OF BEGINNING.

TOGETHER WITH the easements and other rights appurtenant contained in the Reciprocal Easement Agreement in Official Record Book 1242, Page 1999 and the Declaration of Easements and Restrictions recorded in Official Record Book 1307, Page 1945, all of the Public Records of Sarasota County, Florida.

RECORDED IN OFFICIAL
RECORDS
27 MAY 29 AM 10:12
CLERK OF THE
CIRCUIT COURT
SARASOTA COUNTY, FL