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OFFICIAL RECORDS
BOOK 2979 PAGE 1733

Parcel Nos. 2039162002
2039162003
2039162004

Prepared by & return to:
Howard C. Stross, Esq.
Howard C. Stross, P.A.
34650 U.S. Hwy 19 N., Ste 307
Palm Harbor, FL 34684

Receipt #: 000000503755-03
Doc Stamp-Deed : 0.70
Karen E. Rushing, Sarasota Co
By: *[Signature]* D.C.

Grantee's Taxpayer Identification Number:
#39-1885447

**WARRANTY DEED FROM TRUSTEE
UNDER FLORIDA TRUST AGREEMENT
PURSUANT TO SECTION 689.071, FLORIDA STATUTES**

THIS INDENTURE, made this 16th day of May, 1997, between MICHAEL P. CONNOR, AS TRUSTEE AND NOT INDIVIDUALLY, UNDER FLORIDA LAND TRUST AGREEMENT DATED MARCH 25, 1994, ("Grantor"), with full power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real property herein described, whose address is 1711-A South 10th Street, Safety Harbor, Florida 34695, and PARADISE PLAZA, LTD., an Illinois limited partnership, ("Grantee"), whose tax mailing address is: 6515 Grand Teton Plaza, Suite 210, Madison, Wisconsin 53719.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration heretofore paid to Grantor by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns, forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to easements, restrictions, reservations, and all matters of record, and taxes for the year 1997 and thereafter.

Grantor does covenant with Grantee that, except as noted, at the time of the delivery of this deed: (1) The premises are free from all encumbrances made by Grantor, and, (2) Grantor will warrant and defend against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, pursuant to the terms of the trust described above.

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

Signed, sealed and delivered
in our presence:

Elaine P. Gill
Print name: Elaine P. Gill
Phyllis C. Mathewson
Print name: Phyllis C. Mathewson

By: *[Signature]*
Michael P. Connor, as Trustee and not Individually
Under Florida Land Trust Agreement dated March 25, 1994
Address: 1711-A South 10th Street
Safety Harbor, FL 34695

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 16th day of May, 1997,
by MICHAEL P. CONNOR, AS TRUSTEE AND NOT INDIVIDUALLY UNDER FLORIDA LANDTRUST
AGREEMENT DATED MARCH 25, 1994, who is personally known to me.

NOTARY PUBLIC
Sign *Phyllis C. Mathewson*
Print Phyllis C. Mathewson
State of Florida at Large (Seal)
My Commission Expires:



Phyllis C. Mathewson
MY COMMISSION # CC031788 EXPIRES
March 29, 2001
BONDED THROUGH TROY FAIR INSURANCE, INC.

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

EXHIBIT "A"

LEGAL DESCRIPTION

Tracts 2, 3 and 4, Paradise Plaza Land Condominium, according to the Declaration of Condominium recorded in Official Records Book 2781, Page 2622 through 2688, and as per plat thereof recorded in Condominium Plat Book 30, pages 46 and 46A, of the Public Records of Sarasota County, Florida; being further described as follows:

Begin at the intersection of the south right-of-way line of Versailles Street with the west right-of-way line of Tamiami Trail (U.S. 41); run thence South 02° 33' 10" West along said right-of-way line of Tamiami Trail (U.S. 41), a distance of 537.66 feet to a point of curvature of a curve concave to the east; thence 18.24 feet along the arc or said curve having a radius of 2914.79 feet, a delta of 00° 21' 31" and a chord distance of 18.24 feet which bears South 02° 22' 25" West to a point on the north right-of-way line of Bay Road; thence South 89° 59' 04" West along aforesaid right-of-way line of Bay Road, a distance of 831.91 feet; thence North 62° 14' 18" West, a distance of 50.57 feet; thence North 40° 12' 59" West, a distance of 50.97 feet to a point on the east right-of-way line of Osprey Avenue; thence North 00° 36' 11" West along aforesaid east right-of-way line of Osprey Avenue, a distance of 262.70 feet; thence 2.24 feet along the arc of a curve to the left, said curve having a radius of 29.50 feet, a delta of 04° 21' 02" and a chord of 2.24 feet which bears South 88° 25' 40" East; thence North 89° 23' 49" East, a distance of 48.02 feet to a point of curvature; thence 88.48 feet along the arc of a curve to the left, said curve having a radius of 100.00 feet, a delta of 50° 41' 23" and a chord of 85.62 feet which bears North 64° 03' 02" East; thence North 38° 42' 14" East, a distance of 161.12 feet to a point of curvature; thence 67.59 feet along the arc of a curve to the left, said curve having a radius of 100.00 feet, a delta of 38° 43' 29", and a chord of 66.31 feet which bears North 19° 20' 30" East; thence North 00° 01' 15" West, a distance of 3.96 feet to the south right-of-way line of aforesaid Versailles Street; thence North 89° 58' 45" East along aforesaid south right-of-way line of Versailles Street, a distance of 687.09 feet to the POINT OF BEGINNING.

TOGETHER with its undivided interest or share in the common elements.

RECORDED IN OFFICIAL
RECORDS
97 JUN 10 PM 2:35
CLERK OF DISTRICT COURT
SARASOTA COUNTY, FL