

This Instrument Prepared By and Return to:  
Lawrence M. Hankin, Esquire  
2033 Main Street, Suite 400  
Sarasota, Florida 34237

97078311

Property Appraisers Parcel Identification (Folio) Number(s):  
#0615-00-1092

•• OFFICIAL RECORDS ••  
BOOK 2989 PAGE 2869

10.50  
483.00

Receipt #: 0000000009/15-03  
Doc Stamp-Deed : 483.00  
Karen E. Rushing, Sarasota Co  
By: William A. Look D.C.

THIS WARRANTY DEED made the \_\_\_\_\_ day of JUNE, A.D. 1997, by CHRISTOPHER M. BETTS, hereinafter called the grantor, to 62497 CORP., a Florida corporation, whose post office address is 4905 Sawyer Road, Sarasota, Florida 34233, hereinafter called the grantee:  
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Grantor warrants that this property is not, nor has ever been homestead of the Grantor and is not contiguous thereto.

SUBJECT TO taxes for the current and subsequent years.  
SUBJECT TO valid easements, restrictions and reservations of record.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE and to HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

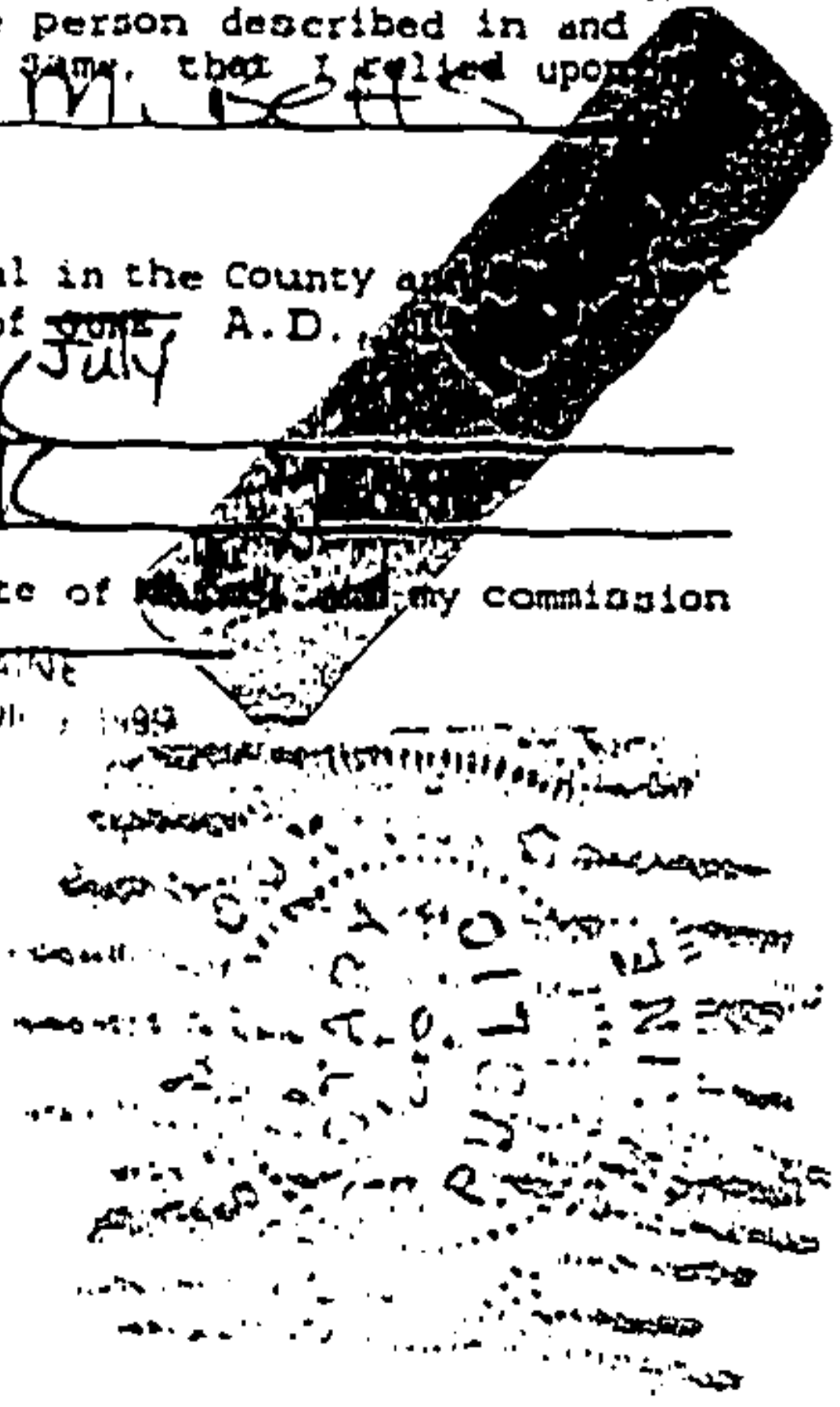
Cindy Kelley  
Witness Signature  
Cindy Kelley  
Printed Name  
Cheryl Woodward  
Witness Signature  
Cheryl Woodward  
Printed Name

Christopher M. Betts  
Signature  
CHRISTOPHER M. BETTS  
P.O. Box 205, Beals, Maine 04611

STATE OF MAINE  
COUNTY OF WASHINGTON

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared CHRISTOPHER M. BETTS, known to me to be the person described in and executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon following form of identification of the above-named person Christopher M. Betts and that an oath (was)(was not) taken.

Witness my hand and official seal in the County of \_\_\_\_\_ and State of \_\_\_\_\_ on this 17th day of June, A.D. 1997.  
Lisa M. Look  
Notary Signature  
Lisa M. Look  
Printed Notary Signature  
I am a Notary Public of the State of \_\_\_\_\_ and my commission expires on \_\_\_\_\_  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES APRIL 1999



The East 841.70 feet of the following described Parcel:

A parcel of land lying and being in the North 1/2 of Section 20, Township 37 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at a concrete monument marking the Northwest corner of said Section 20, as shown on the plat of Myakka Valley Ranches, Unit No. 1, recorded in Plat Book 19, Pages 19 and 19A, of the Public Records of Sarasota County, Florida; thence S 00°17'17" E, along the West line of said Section 20, a distance of 1379.64 feet to a concrete monument marking the most Southwesterly corner of said Myakka Valley Ranches, Unit No. 1, for a point of beginning; thence continue S 00°17'17" E, along the West line of said Section 20, a distance of 1179.64 feet; thence East, parallel to the South line of the Northwest 1/4 of Section 20, and 100.0 feet therefrom, a distance of 1828.57 feet; thence N 00°17'17" W, parallel to said West line of Section 20 a distance of 1192.86 feet; thence S 89°53'57" W, parallel to the South line of Lot 75, Myakka Valley Ranches, Unit No. 1 and 40 feet therefrom a distance of 1797.95 feet to the Southeasterly right-of-way line of Myakka Valley Trail; thence S 44°42'43" W, along said Southeasterly right-of-way line a distance of 14.10 feet to a concrete monument; thence S 89°53'57" W, along the South line of said Myakka Valley Trail a distance of 20.64 feet to the point of beginning.

Subject to an easement for ingress and egress extending from said West line of Section 20 to the Easterly line of the above described parcel, being more particularly described as follows:

Commence at a concrete monument marking the Northwest corner of said Section 20, as shown on the Plat of Myakka Valley Ranches, Unit No. 1, recorded in Plat Book 19, Pages 19 and 19A, of the Public Records of Sarasota County, Florida; thence S 00°17'17" E, along the West line of said Section 20, a distance of 1379.64 feet to a concrete monument marking the most Southwesterly corner of said Myakka Valley Ranches, Unit No. 1; thence continue S 00°17'17" E, along said West line a distance of 30.00 feet; thence N 89°53'57" E parallel to the South line of Lot 75, said Myakka Valley Ranches, Unit No. 1 and 50.00 feet therefrom a distance of 1828.56 feet; thence N 00°17'17" W, parallel to said West line of Section 20 a distance of 40.00 feet; thence S 89°53'57" W, parallel to said South line of Lot 75 and 40.00 feet therefrom a distance of 1797.95 feet to the Southeasterly right-of-way line of Myakka Valley Trail; thence S 44°42'43" W along said Southeasterly right-of-way line a distance of 14.10 feet to a concrete monument; thence S 89°53'57" W along the South line of said Myakka Valley trail a distance of 20.64 feet to the point of beginning. TOGETHER WITH easements for ingress and egress as described in Official Records Book 1066, Page 956, and Official Records Book 1404, Page 2180.

RECORDED IN OFFICIAL  
RECORDS  
97 JUL - 9 PM 12:18  
SARASOTA COUNTY, FL