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

97089214

Property Appraisers Parcel Identification (Folio) Number(s):
#0383-11-0002 & #0383-03-0003

21 7 = 7.50
** OFFICIAL RECORDS **
BOOK 2998 PAGE 2722

Receipt #: 000000515095-04
Doc Stamp-Deed : 81707.50
Karen E. Rushing, Sarasota Co.
By: K. Hankin D.C.

THIS WARRANTY DEED made the 31st day of JULY, A.D. 1997, by ARVEE DONA BAY, INC., a Florida corporation, hereinafter called the grantor, to LEMB III, L.P., a Delaware Limited Partnership, whose post office address is 4141 North Scottsdale Road, #100, Scottsdale, AZ 85251, 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

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:

ARVEE DONA BAY, INC., a Florida corporation

Witness Signature

Lawrence M. Hankin

Printed Name

Witness Signature

Karen E. Rushing

Printed Name

Signature

By: Michael D. Levine, Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Michael D. Levine as Vice President of ARVEE DONA BAY, INC., a Florida corporation, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person personally known and that an oath (was) (was not) taken.



Witness my hand and official seal in the County and State last aforesaid this 31st day of JULY, A.D., 1997.

Lawrence M. Hankin
Notary Signature

Printed Notary Signature

I am a Notary Public of the State of Florida, and my commission expires on _____

EXHIBIT A
LEGAL DESCRIPTION

ROYAL COACHMEN

(DEED LEGAL)

PARCEL 1:

The Eastern most 100 feet lying South of Laurel Road of the following described property:

Begin at the SE corner of the NE 1/4 of NW 1/4 of Section 31, Township 38 South, Range 19 East; thence S 88° 58' W, along the South boundary of the NE 1/4 of NW 1/4 of said Section 31, 1012.37 feet; thence N 0° 06' 14" E, parallel with the West boundary of said NE 1/4 of NW 1/4, 1334.54 feet to the South Right-of-Way of the "existing traveled" Laurel Road; thence N 89° 36' 30" E, along said South Right-of-Way 167.69 feet; thence S 85° 04' 57" E, continuing along said South Right-of-Way, 844.94 feet to the East boundary of the NW 1/4 of said Section 31; thence South, along said East boundary, 1245 feet to the Point of Beginning; all lying and being in Section 31, Township 38 South, Range 19 East, Sarasota County, Florida, LESS additional Right-of-Way as set forth in Official Records Book 2571, Page 1129, of the Public Records of Sarasota County, Florida, and being the same property as Parcel 1 as shown on that certain plat of survey, dated 6/17/97, last revised 7/31/97, comprised of Sheets 1 and 2, prepared by Brigham Surveying, Inc., signed, sealed, and certified by David Shremshock, FRLS No. 5637 (the "Survey").

PARCEL 2:

Parcel 2A: Commence at the NW corner of Section 31, Township 38 South, Range 19 East; thence N 89° 32' 30" E, 157.82 feet to the Easterly Right-of-Way of the S.A.L. Railway; thence S 12° 10' 56" E, 2498.86 feet along said Easterly R/W of the S.A.L. Railway for a Point of Beginning; thence N 77° 49' 04" E, 1200.0 feet; thence S 12° 10' 56" E, 462.83 feet to the M.H.M. mark of Shakett Creek; thence continue S 12° 10' 56" E, 800 feet to the centerline of said Shakett Creek; thence SW'ly along said centerline to its intersection with the E'ly R/W of said S.A.L. Railway which bears S 12° 10' 56" E from the P.O.B.; thence N 12° 10' 56" W along said E'ly R/W, 1742.18 feet to the P.O.B., all lying and being in Section 31, Township 38 South, Range 19 East, Sarasota County, Florida, and being the same property as Parcel 2A as shown on the Survey.

Parcel 2B: Commence at the NW corner of Section 31, Township 38 South, Range 19 East; thence N 89° 32' 30" E, 157.82 feet to the Easterly Right-of-Way of the S.A.L. Railway; thence S 12° 10' 56" E, 1386.69 feet along Easterly R/W of the S.A.L. Railway for a Point of Beginning; thence continue S 12° 10' 56" E along said R/W, 1112.17 feet; thence N 77° 49' 04" E, 1200.00 feet; thence S 12° 10' 56" E, 1262.83 feet, more or less, to the centerline of Shakett Creek; thence Easterly along said centerline, 535 feet, more or less, to a point which bears due South of a point which lies N 88° 58' E, 2194.9 feet from the Point of Beginning; thence North 1965 feet to said point which bears N 88° 58' E from the Point of Beginning; thence S 88° 58' W, 2194.90 feet to the Point of Beginning, LESS that part of peninsula in SW 1/4 of said Section 31, Township 38 South, Range 19 East, attached to mainland in NE 1/4 of said Section 31, and being the same property as Parcel 2B as shown on the Survey.

SAID PARCELS 2A AND 2B ALSO DESCRIBED AS FOLLOWS

That part of the South ½ of the NW ¼ of Section 31, Township 38 South, Range 19 East, lying Easterly of the S.A.L. Railway R/W and that part of the SW ¼ of said Section 31 lying Easterly of S.A.L. Railway R/W and Northerly of centerline of Shakett Creek, together with riparian rights thereunto appertaining, LESS that part of peninsula in said SW ¼ of Section 31, Township 38 South, Range 19 East, attached to mainland in NE ¼ of said Section 31, and being the same property as Parcel 2A and Parcel 2B as shown on the Survey.

LESS THAT PART OF PARCEL 2B DESCRIBED AS FOLLOWS (THE "PARCEL 2B OUT-PARCEL"):

Commence at the NW corner of said Section 31, thence N 89°32'30" E, (on an assumed bearing) 157.82 feet to the intersection with the Easterly right-of-way line of Seaboard Coastline Railroad; thence S 12°10'56" E, 1386.69 feet along said Easterly right-of-way line; thence N 88°58'00" E, 2194.90 feet; thence South along the East boundary line of said "PARCEL B" 124.08 feet to the Point of Beginning, thence continue South 585.00 feet to a point on the approximate mean high water line of Shakett Creek (a/k/a Hidden Bay); thence N 15°31'37" W, 373.63 feet, thence North 225.00 feet, thence East 100 feet to the Point of Beginning, and being the same property as the "Less Out 0.9298 Acre" parcel as shown on the Survey.

THE ABOVE DESCRIBED PARCEL 1, PARCEL 2A AND PARCEL 2B, LESS AND EXCEPT THE PARCEL 2 B OUTPARCEL, BEING THE SAME AS, AND BEING ALSO DESCRIBED AS:

A parcel of land lying and being in Section 31, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Northwest ¼ of said Section 31; thence South, along the Easterly boundary of the Northwest ¼ of said Section 31 a distance of 128.47 feet to the intersection with the Southerly Right of Way line of Laurel Road, Public Right of Way 130' wide, Project No. 8431 and to the Point of Beginning, thence South, continue along the said East boundary of the Northwest ¼ of Section 31 and along the Westerly line of the plat of "Terra Cove" a Condominium, as recorded in Condominium Book 21 at page 39 of the Public Records of Sarasota County, Florida, a distance of 1200.17 feet to the Southeast corner of the Northeast ¼ of the Northwest ¼ of said Section 31; thence S 00°05'34" E., continue along the said East boundary of the Northwest ¼ of Section 31 and along the said West Boundary of "Terra Cove" a condominium a distance of 124.25 feet to the Northeast corner of a parcel of land described in Official Records Book 1182 at Page 1448 of the said Public Records, thence N 89°59'57" W, along the North line of the said parcel of land described in O.R. Book 1182 at page 1448 a distance of 99.90 feet to the Northwest corner of the said parcel of land; thence S 00°00'00" W, along the West line of the said parcel of land a distance of 225.008 feet; thence S 15°29'45" E, along the Southwest line of the said parcel of land a distance of 373.92 feet to the intersection with the Easterly line of the Northwest ¼ of said Section 31 and the approximate mean high water line of Shakett Creek; thence S 88°19'18" W, along the approximate mean high water line of Shakett Creek for the next fifteen (15) calls a distance of 245.40 feet, thence S 25°39'59" W, a distance of 171.01 feet; thence S 39°18'07" W, a distance of 206.40 feet, thence S 20°36'27" W, a distance of 137.56 feet; thence S 38°30'15" W, a distance of 142.52 feet; thence S 49°42'23" W, a distance of 150.42 feet, thence S 30°51'02" W, a distance of 200.36 feet, thence S 33°52'04" W, a distance of 137.56 feet; thence S 52°44'50" W, a distance of 118.77 feet, thence S 20°59'19" W, a distance of 119.64 feet, thence S 69°15'12" W, a distance of 163.96 feet; thence S 45°01'35" W, a distance of 210.58 feet, thence S 50°21'02" W, a distance of 174.39 feet; thence S 41°45'45" W, a distance of 195.42 feet, thence S 22°18'26" W, a distance of 224.04 feet to the intersection with the Easterly Right of Way line of the Seaboard Coastline Railroad (also known as S.A.L. Railway and the

Seminole Gulf Railway); thence N. 11° 55' 00" W , along the said Easterly Right of Way line of the said Railroad a distance of 2537.51 feet to the intersection with the Southerly line of the Northeast 1/4 of the Northwest 1/4 of said Section 31; thence N. 89° 18' 30" E , along the Southerly line of the Northeast 1/4 of the Northwest 1/4 of said Section 31 a distance of 2094.46 feet to the intersection with a line that is 100 feet West of and Parallel with the Easterly line of the Northwest 1/4 of said Section 31; thence North, along a line that is 100.00 feet West of and parallel with the Easterly line of the Northwest 1/4 of said Section 31 a distance of 1212.45 feet to the intersection with the said Southerly Right of Way line of Laurel Road; thence S 83° 40' 51" E , along the said Southerly Right of Way line of Laurel Road a distance of 100.61 feet to the Point of Beginning , and being the same property as shown as Parcels 1, 2A, and 2B, Less and except the Parcel 2B Outparcel, all as shown on the Survey.

PARCEL 3:

A non-exclusive easement for ingress and egress created by that certain Grant of Easement, dated July 1, 1977, and recorded in Official Record Book 1182, Page 1446, of the Public Records of Sarasota County, Florida, over the land described as follows:

Commence at the Northwest corner of the Northeast 1/4, of Section 31, Township 38 South, Range 19 East, Sarasota County, Florida; thence, South (on an assumed bearing) along the West line of the Northeast 1/4 of said Section 31, 118.06 feet to the intersection with the South Right of Way line of Laurel Road and to the Point of Beginning; thence, continue along the West line of the Northeast 1/4 of said Section 31, South, 1210.58 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 31, thence, continue along the previously described line, South, 100.00 feet; thence East, 37.00 feet, thence North 00° 51' 48" East, along a line 7 feet, more or less, East of and parallel with the East edge of an existing paved access road, 1304.49 feet to the intersection with the South Right of Way line of Laurel Road; thence, North 83° 43' 08" West, along the South Right of Way line of Laurel Road, 57.00 feet to the Point of Beginning, and being the same property as the "Access From Laurel Road Ingress and Egress Easement From Levine and Walls to Arvee Dona Bay, Inc." as shown on the Survey.

PARCEL 4:

A non-exclusive easement for the location of a directional sign created by that certain Grant of Easement, dated July 1, 1977, and recorded in Official Record Book 1182, Page 1446, of the Public Records of Sarasota County, Florida, over the land described as follows:

Commence at the NW corner of the NE 1/4 of said Section 31, Township 38 South, Range 19 East, Sarasota County, Florida; thence South along the West line of the NE 1/4 (on an assumed bearing) 118.06 feet to the intersection with the South R/W line of Laurel Road, thence South 83° 43' 08" E, a distance of 25 feet more or less to the Westerly edge of the above described paved access easement; thence Southerly along said Westerly edge of such pavement a distance of 20 feet; thence North 83° 43' 08" West, 25 feet more or less to the West line of the NE 1/4 of said Section, thence Northerly along such West line of the NE 1/4 to the Point of Beginning, and being the same property as the "Perpetual Directional Sign Easement" as shown on the Survey.

RECORDED IN OFFICIAL
RECORDS
97 AUG - 4 PM 4:39
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

S2-380825.1
[R-8/1/97]