15.000 15.000 15.000 15.000

This Instrument Prepared By:
Barbara B. Levin, Esquire
Abel, Band, Russell, Collier,
Pitchford & Gordon, Chartered
P.O. Box 49948
Sarasota, FL 34230-6948

Receipt #: 000000530920-02

Doc Stamp-Deed: 3689.00

Karen E. Rushing, Sarasota Co

By: D.C.

WARRANTY DEED

This Warranty Deed is made by F. Wayne McKenzie, hereinafter referred to as "Grantor," to DG Ace Hardware, Inc., a Florida Corporation, whose Tax Identification Number is 59-2494455, and whose post office address is 3371 17th Street, Sarasota, Florida 34235, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

See Exhibit "A" attached hereto and made a part hereof.

The Property Appraiser's Parcel Identification Number of the above described real property is 0072-03-0005.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor does hereby certify that neither he nor any member of his family has ever resided upon the above-described property or any contiguous proeprty, and that the above-described property does not now and has never in the past constituted his homestead.

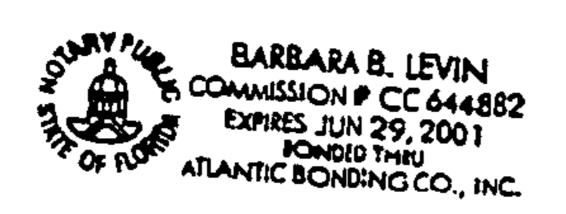
Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

#244764.1

Executed on the $12^{1/2}$ day of October, 1997.	
WITNESSES: <u>Iracy</u> Level	
Print Name Tracy Fernal	F. Wayne McKenzie Address 3/56 Espanoca Deve
Brint Name Hugh & Ferre!	

STATE OF FLORIDA COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 122 day of _______, 1997, by F. Wayne McKenzie.



Notary Public
Print Name: Anna Saw
My Commission Expires:

Personally Known (OR) Produced Identification Type of identification produced To Senses (NEWS)

(BBL\lej\8476-2\WD.3)

EXHIBIT "A"

Begin at the center line intersection of Bee Ridge Road and Lockwood Ridge Road; thence South along the center line of Lockwood Ridge Road 40 feet; thence West and parallel with the center line of Bee Ridge Road, a distance of 333.71 feet for a point of beginning; thence continue West, Road, a distance of 105 feet; thence South and parallel with Lockwood Ridge Road, a distance of 200 feet; thence East and parallel with Bee Ridge Road, a distance of 105 feet; thence North and parallel with Lockwood Ridge Road, a distance of 200 feet to the point of beginning; being a Ridge Road, a distance of 200 feet to the point of beginning; being a Section 4, Township 37 South, Range 18 East, recorded in Plat Book 2, Book A, Page 13 of the Public Records of Manatee County, Florida, and in Plat Book A, Page 13 of the Public Records of Sarasota County, Florida,

LESS that portion lying North of a line 50 feet South of, and parallel with, the North line of Township 37 taken for road right-of-way.

RECORDED IN OFFICIAL RECORDS

97 OCT 21 PH 4: 19

CLERK OF CIRCUIT COURT