

Acc. 15.00
DS 3689.00
3704.00

97122199

OFFICIAL RECORDS
BOOK 3026
PAGE 1081

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: [Signature] 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.

RETURN TO: ABEL, BAND, ET AL
3476-1/1

011

Executed on the 17th day of October, 1997.

WITNESSES:

Tracy Ferrell
Print Name TRACY FERRELL

Hugh S. Ferrell
Print Name Hugh S. Ferrell

F. Wayne McKenzie
F. Wayne McKenzie
Address 3156 ESPANOLA DRIVE
SARASOTA, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 17th
day of October, 1997, by F. Wayne McKenzie.



Barbara B. Levin
Notary Public
Print Name: BARBARA B. LEVIN
My Commission Expires: _____

Personally Known _____ (OR) Produced Identification ☒
Type of identification produced FL DRIVER'S LICENSE

(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, 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 part of Lot 1, Block 2, of SARASOTA-VENICE COMPANY SUBDIVISION of Section 4, Township 37 South, Range 18 East, recorded in Plat Book 2, Page 18 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 PM 4:19
MARION E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL