

10.50 Rec
4,725.00 Doc

Warranty Deed

98011208

OFFICIAL RECORDS
BOOK 3061 PAGE 2766

Parcel ID Number: 1000-00-1030
Grantor #1 TIN: 59-3443052
Return to:
PENINSULA STATE TITLE
18401 MURDOCK CIRCLE
PORT CHARLOTTE, FL 33948

This Indenture, Made this 22nd day of January, 1998 A.D. Between NORTH PORT LAND GROUP, a Florida general partnership

of the County of Dade, State of Florida, grantor, and NORTH PORT E. D. G., a Florida general partnership

whose address is: 13535 Feather Sound Dr. Suite 125, Clearwater, Florida 33762

of the County of Pinellas, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS,

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land, situate, lying and being in the county of _____ State of _____ to wit:

Lot 1, NORTH PORT MARKET PLACE, a subdivision according to the plat thereof, recorded in Plat Book 39, Pages 25 and 25A, Public Records of Sarasota County, Florida.

SUBJECT TO THOSE MATTERS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. (The "Permitted Exceptions")

Receipt #: 000000551266-03
Doc Stamp-Deed : 4725.00
Karen E. Rushing, Sarasota Co.
By: [Signature] D.C.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

[Signature]
Printed Name: JANE A. CAINES
Witness

NORTH PORT LAND GROUP
By: DEVELOPMENT CONCEPTS, INC.
By: [Signature] (Seal)
CHRISTOPHER J. MacNAIR
Vice President
P.O. Address 7237 S.W. 53rd Avenue, Miami, FL 33143

[Signature]
Printed Name: LOWANNE THEOKAS

STATE OF Florida
COUNTY OF Dade

The foregoing instrument was acknowledged before me this 22 day of January, 1998 by CHRISTOPHER J. MacNAIR, Vice President of DEVELOPMENT CONCEPTS, INC., a Florida corporation and a general partner of NORTH PORT LAND GROUP, a Florida general partnership, on behalf of the corporation and the partnership, who is personally known to me or who has produced his Florida driver's license as identification.

This Document Prepared By:
C. GUY BATSEL
PENINSULA STATE TITLE
18401 MURDOCK CIRCLE SUITE B
PORT CHARLOTTE, FL 33948

[Signature]
Printed Name: JANE A. CAINES
NOTARY PUBLIC
My Commission Expires:

OFFICIAL NOTARY SEAL
JANE A. CAINES
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC121181
MY COMMISSION EXP. NOV. 16, 1998

EXHIBIT "A"

1. Taxes for the year 1998; taxes and assessments levied or assessed subsequent to the date hereof.
2. Reservation of easement for ingress and egress and drainage reserved in Special Warranty Deed executed by Atlantic Gulf Communities Corporation, a Delaware corporation, to North Port Land Group, a Florida general partnership, recorded in Official Record Book 3035, Page 266, Public Records of Sarasota County, Florida.
3. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of North Port Market Place, recorded in Plat Book 39, Page 25, Public Records of Sarasota County, Florida.
4. Declaration of Covenants and Restrictions recorded in Official Record Book 3041, Page 1027, Public Records of Sarasota County, Florida.
5. Water and Wastewater System Standard Developer's Agreement between the City of North Port, Florida and North Port Land Group recorded in Official Record Book 3043, Page 846, Public Records of Sarasota County, Florida.
6. Short Form Lease executed by North Port E.D.G., a Florida General Partnership, to Eckerd Corporation, recorded in Official Record Book 3054, Page 1052, Public Records of Sarasota County, Florida.
7. Reciprocal Access Easement Agreement executed by and between North Port Land Group, a Florida General Partnership, and North Port E.D.G., a Florida General Partnership, to be recorded simultaneously with this deed.

RECORDED IN OFFICIAL RECORDS
98 JAN 30 AM 11:34
CLERK OF THE COUNTY COURT
SARASOTA COUNTY, FL