

28.50(6)  
+1.00 Index  
9989.70

This Instrument Prepared by  
and Return to:  
James B. Soble, Esquire  
Ruden, McClosky, Smith, Schuster  
& Russell, P.A.  
2700 SunTrust Financial Centre  
401 E. Jackson Street  
Tampa, Florida 33602

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Receipt #: 000000556683-02  
Doc Stamp-Deed : 9989.70  
Karen E. Rushing, Sarasota Co.  
By: *Arthur M. Scully* D.C.

**GENERAL WARRANTY DEED**

**THIS INDENTURE**, is made this 19<sup>th</sup> day of February, 1998. Wherever used herein, the terms "GRANTOR" and "GRANTEE" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto.

**BETWEEN** SEMBLER E.D.P. PARTNERSHIP, #4, LTD, a Florida limited partnership, as holder of an undivided 60% interest in the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property"), whose address is 5858 Central Avenue, St. Petersburg, FL 33707, "GRANTOR," and TUTTLE RETAIL ASSOCIATES, LTD., a Florida limited partnership, as to an undivided 3.52% interest in the Property, whose address is P.O. Box 5335, Sarasota, Florida 34277; UNIVERSITY RETAIL ASSOCIATES, LTD., a Florida limited partnership, as to an undivided 29% interest in the Property, whose address is P. O. Box 5335, Sarasota, Florida 34277; SANDRA S. ROLLINGS, an unmarried woman, as to an undivided 13.74% interest in the Property, whose address is 4577 Camino Real, Sarasota, Florida 34231; and VELDA L. TURNER, an unmarried woman, as to an undivided 13.74% interest in the Property, whose address is 4540 Camino Real, Sarasota, Florida 34231, "GRANTEES".

**WITNESSETH**, that the GRANTOR, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the said GRANTEE forever its undivided 60% interest in the Property.

This conveyance is subject to the exceptions set out in Exhibit "B" attached hereto and made a part hereof.

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THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

And the GRANTOR does hereby fully warrant the title to said undivided 60% interest in the Property, and will defend the same against the lawful claims of all persons claiming whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed the day and year above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

Judie K. Glenn  
Witness  
Print Name: Judie K. Glenn

SEMBLER E.D.P. PARTNERSHIP #4, LTD. a  
Florida limited partnership,

ROBERTA McELWAIN  
Witness  
Print Name: ROBERTA McELWAIN

By: Sembler Retail, Inc., a Florida corporation,  
General Partner

By: Craig H. Sher  
Craig H. Sher  
President

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 19 day of February, 1998, by Craig H. Sher, as President of Sembler Retail, Inc., the Corporate General Partner of Sembler E.D.P. Partnership #4, Ltd., a Florida limited partnership, on behalf of the partnership. He is personally known to me.

Janine M. Hess  
Notary Public, State of Florida  
My Comm. Expires Apr 17, 2000  
No. CC548043  
Banded Through the Notary Bureau  
1-(800) 723-3121

Janine M. Hess  
Notary Public - (Signature)  
Print name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Janine M. Hess  
Notary Public, State of Florida  
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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL 1**

Lot 4, Block "B", DESOTO PARK, as per Plat thereof recorded in Plat Book 1, Page 17, of the Public Records of Sarasota County, Florida, LESS rights-of-way described in Official Records Book 1713, Page 799 and in Order of Taking recorded in Official Records Book 2702, Page 1975, said records.

**PARCEL 2**

Lot 7 and the South 10 feet of Lot 8, Block "B", DESOTO PARK, as per Plat thereof recorded in Plat Book 1, Page 17, of the Public Records of Sarasota County, Florida, LESS rights-of-way described in Official Records Book 1067, Page 1585 and Official Records Book 2605, Page 1214, said records.

**PARCEL 3**

Lot 9 and the North 40 feet of Lot 8, Block "B", DESOTO PARK, as per Plat thereof recorded in Plat Book 1, Page 17, of the Public Records of Sarasota County, Florida, LESS rights-of-way described in Official Records Book 1067, Page 1585 and Official Records Book 2605, Page 1221, said records.

**PARCEL 4**

Lots 22, 23, 24 and 25, Block "B", DESOTO PARK, as per Plat thereof recorded in Plat Book 1, Page 17, of the Public Records of Sarasota County, Florida.

**PARCEL 5**

Lot 2, Block "B", DESOTO PARK, as per Plat thereof recorded in Plat Book 1, Page 17, of the Public Records of Sarasota County, Florida, LESS right-of-way described in Official Records Book 1736, Page 1048, of the Public Records of Sarasota County, Florida.

**PARCEL 5A**

Lot 3, Block "B", DESOTO PARK, as per Plat thereof recorded in Plat Book 1, Page 17, of the Public Records of Sarasota County, Florida, LESS right-of-way described in Official Records Book 1769, Page 171, of the Public Records of Sarasota County, Florida.

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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL 6**

Lot 5, Block "B", DESOTO PARK, as per Plat thereof recorded in Plat Book 1, Page 17, of the Public Records of Sarasota County, Florida, LESS rights-of-way described in Official Records Book 1067, Page 1585, Official Records Book 2017, Page 483, Official Records Book 2702, Pages 1974 and 1976, of the Public Records of Sarasota County, Florida.

Lot 6, Block "B", DESOTO PARK, as per Plat thereof recorded in Plat Book 1, Page 17, of the Public Records of Sarasota County, Florida, LESS rights-of-way described in Official Records Book 2702, Page 1976 and 1977, of the Public Records of Sarasota County, Florida.

**PARCEL 7**

Lot 1, Block "B", DESOTO PARK, as per Plat thereof recorded in Plat Book 1, Page 17, of the Public Records of Sarasota County, Florida, LESS right-of-way described in Official Records Book 1680, Page 2198, said records.

**END OF LEGAL DESCRIPTION**



**EXHIBIT "B"**

**EXCEPTIONS**

1. Taxes for the year of 1998 and subsequent years which are not yet due and payable
2. Easement in favor of Florida Power Corporation contained in Instrument recorded in Official Records Book 2894 page 626, of the Public Records of Sarasota County, Florida.
3. Reservations in favor of State of Florida, as contained in Deed #618 from Trustees of the Internal Improvement Fund, recorded July 19, 1944 in Deed Book 190, page 286, of the Public Records of Sarasota County, Florida, which provides as follows:  
(AS TO PARCEL 1)  
  
"RESERVING unto the State of Florida easement for state road right of way two hundred (200) feet wide lying equally on each side of the center line of any state road existing on the date of this deed through so much of any parcel herein described as is within one hundred (100) feet of said center line."
4. Reservations in favor of State of Florida, as contained in Deed # 1458 recorded December 31, 1949 in Deed Book 256, page 498, of the Public Records of Sarasota County, Florida, which provides as follows:  
(AS TO PARCEL 4, Lots 22, 23 and 25 only)  
  
"AS TO ALL LANDS, there is reserved unto the State of Florida the title to an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals which may be found on or under said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner."
5. Easement for County Road right of way contained in Deed Book 241, Page 139 (as to Lot 24).  
(AS TO PARCEL 4).

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6. Reservations in favor of State of Florida, as contained in Deed # 617 from Trustees of the Internal Improvement Fund, recorded August 16, 1944 in Deed Book 190, page 296, of the Public Records of Sarasota County, Florida, which provides as follows:  
(AS TO PARCEL 5 AND 7)

"RESERVING unto the State of Florida easement for state road right of way two hundred (200) feet wide lying equally on each side of the center line of any state road existing on the date of this deed through so much of any parcel herein described as is within one hundred (100) feet of said center line."

RECORDED IN OFFICIAL  
RECORDS  
98 FEB 24 PM 2:43  
HAROLD E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL