

98048714

This instrument was prepared by:

Gary W. Dzierlenga, Esq.  
12700 Northborough Drive  
Houston, Texas

Receipt #: 888888569992-81  
Doc Stamp-Deed : 1470.00  
Karen E. Rushing, Sarasota Co  
By: [Signature] D.C.

OFFICIAL RECORDS  
BOOK 3095 PAGE 689

PROPERTY APPRAISER PARCEL  
IDENTIFICATION NO:

0503-09-0052

Doc Stamp \$1,170.00  
Lien \$1500

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on March 30 1998, by  
STAR ENTERPRISE, a general partnership formed under the New York Uniform Partnership Act,  
("Grantor"), of 12700 Northborough Drive, Houston, Texas 77067, Tax I.D. No. 76-0262490  
and BAYFRONT FOOD MART, INC., a Florida Corporation ("Grantee"), of 210 South Indiana  
Avenue, Englewood, Florida 34223, Tax I. D. No. \_\_\_\_\_.

Whenever the context permits, singular shall include plural and one gender shall include  
all.

The Grantor, for and in consideration of the sum of One Hundred Ninety Three  
Thousand, and no/100 (\$193,000.00) dollars, paid by the Grantee, the receipt whereof is  
hereby acknowledged, has granted, bargained and sold to the Grantee the land described on  
Exhibit "A" hereto.

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 claiming by, through or under the said Grantor, but not  
otherwise; subject to:

1. Encroachments, protrusions, easements, changes in street lines, rights-of-way  
and other matters that would be revealed by a current on the ground survey and  
inspection of the property.
2. Recorded leases, agreements, easements, rights of way, covenants, conditions  
and restrictions as the same may be of present force and effect.
3. Zoning regulations, ordinances, building restrictions, and regulations and any  
violations thereof.
4. The lien for real property taxes for the current year, and any liens for special  
assessments which as of the date hereof are not due and payable.

203 ✓ Nelson, Kesse

In witness whereof, the Grantor has signed this instrument on the date first above written.

WITNESSES:

Cathi Thompson  
Name: CATHI THOMPSON

Gary W. Pierlana  
Name: Gary W. Pierlana

STAR ENTERPRISE, a New York general partnership

By: W. J. Mathe

Name: W. J. MATHE

Title: CHIEF FINANCIAL OFFICER

ATTEST:

Cydia J. Leptevdaep  
Secretary

STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of MARCH, 1998 by W. J. MATHE of Star Enterprise, a New York general partnership, on behalf of the partnership. He/~~she~~ is personally known to me, ~~or has produced~~ as identification and ~~did not take an oath.~~



Seal or Stamp above line

Lisa C. Autin  
Signature of Notary Public

Lisa C. Autin  
Printed Name of Notary

EXHIBIT A

\*\* OFFICIAL RECORDS \*\*  
BOOK 3095 PAGE 691

Begin at the northeast corner Section 36 Township 40 South Range 19 East; thence South  $00^{\circ}42'11''$  West along the centerline of S. R. 775, a distance of 1387.42 feet to a point; Thence North  $88^{\circ}41'38''$  West a distance of 50.00 feet to an iron pipe on the West R. O. W. line of said S. R. 775 for a principal place of beginning; thence continue North  $88^{\circ}41'38''$  West along the new Southerly R. O. W. of Cowles Street a distance of 150.00 feet; thence South  $00^{\circ}42'11''$  West 150.00 feet thence South  $88^{\circ}41'38''$  East 150.00 feet to a point on the Westerly R. O. W. of said S. R. 775; thence North  $00^{\circ}42'11''$  East along said Westerly R. O. W. of S. R. 775 150.00 feet to the principal point of beginning and being part of Lot 94, Plat of Englewood, recorded in Plat Book 1, page 130, Manatee County records now in Sarasota County, and containing 0.5165 acres.

RECORDED IN OFFICIAL  
RECORDS

98 APR 15 PM 5:10

RECEIVED  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL