

98048714

This instrument was prepared by:

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

Receipt #: 888888569992-01
Doc Stamp-Deed : 1470.00
Karen E. Rushing, Sarasota Co
By: [Signature] D.C.

OFFICIAL RECORDS
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PROPERTY APPRAISER PARCEL
IDENTIFICATION NO:

0503-09-0052

Doc Stamp \$1,170.00
Rec'd \$ 15.00

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

Jay W. Pierlanga
Name: Jay W. Pierlanga

STAR ENTERPRISE, a New York general partnership

By: W. J. Mathe

Name: W. J. MATHE

Title: CHIEF FINANCIAL OFFICER



ATTEST:

Cydia J. Leptevdaes
Secretary

STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me this 30th 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 **
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Begin at the northeast corner Section 36 Township 40 South Range 19 East; thence South 00°42'11" West along the centerline of S. R. 775, a distance of 1387.42 feet to a point; Thence North 88°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°41'38" West along the new Southerly R. O. W. of Cowles Street a distance of 150.00 feet; thence South 00°42'11" West 150.00 feet thence South 88°41'38" East 150.00 feet to a point on the Westerly R. O. W. of said S. R. 775; thence North 00°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.

MANATEE COUNTY
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

98 APR 15 PM 5:10

RECORDED IN OFFICIAL
RECORDS