98059520

** OFFICIAL RECORDS **
BOOK 3104 PAGE 1597

THIS INSTRUMENT PREPARED BY
STEPHEN B. KEYSER, ESQ.
FERGESON SKIPPER, SHAW, KEYSER
BARON & TIRABASSI, P.A.
P.O. BOX 3018
SARASOTA, FL 34230
FILE NO.7367/14481

Receipt #: 000000575392-01
Doc Stamp-Deed : 6825.00
Karen E. Rushing, Sarasota Co
By: _____ D.C.

PARCEL ID # Parcel A: 0503-03-0041; Parcel B: 0503-03-0038; Parcel C: 0503-03-0034; Parcel D: 0503-03-0029

Grantee #1 Tax ID #_____
Grantee #2 Tax ID #_____

Documentary Stamps: $6,825.00
Recording Fee: $ 15.00

GENERAL WARRANTY DEED

This Warranty Deed is made by **DOUGLAS S. LIBERTORE, a single man** herein called "Grantor", whose address is c/o Paxton Residence, 13 BUCHAN'S LANDING, ENGLEWOOD, FLORIDA 34223 to **BUCHANS LANDING RESORT, INC., a Florida Corporation** whose post office address is 1325 Bayshore Dr., Englewood, FL 34223, herein called "Grantee". (The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns).

Grantor, in consideration of $10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee the following described real property in **SARASOTA** County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to legal highways, zoning and building ordinances and regulations, covenants, restrictions, reservations, easements and rights of way, if any, and real estates taxes and assessments, both general and special, not yet due and payable.

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.

Executed on April 30, 1998.

WITNESSES:

_____
Witness #1 Print Name:
STEPHEN B. KEYSER

_____
Witness #2 Print Name:
PATRICIA ANN BARRETT

_____ (Seal)
DOUGLAS S. LIBERTORE

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on [illegible] 30, 1998, by DOUGLAS S. LIBERTORE, a single man who is personally known to me or who has(have) produced _____ as identification.

Notary Public State of Florida
PATRICIA ANN BARRETT
Commission # CC620348
Comm. Exp. Feb 9, 2001

Name: PATRICIA ANN BARRETT
Notary Public
Serial Number (if any)_____
Commission Expiration Date_____

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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel A:

The Northwesterly half of Lot 5 and all of Lot 6 and the Southeasterly 10 feet of Lot 7, less 5 feet off the Southwesterly side thereof (5 feet next to present roadway dividing Block 7 for road purposes), in Block 7 of the AMENDED PLAT OF ENGLEWOOD PARK, a Subdivision of Government Lot 1 in Section 36, Township 40 South, Range 19 East, Sarasota County, Florida, as per plat as described as "AMENDED PLAT OF ENGLEWOOD PARK" of record in Plat Book 2, Page 2, of the Public Records of Manatee County, Florida and in Plat Book A, Page 28, of the Public Records of Sarasota County, Florida.

Parcel B:

Lot 7, less the Southeasterly 10 feet thereof, and all of Lots 8, 9, 10 and 11, Block 7, AMENDED PLAT OF ENGLEWOOD PARK, as per plat thereof recorded in Plat Book A, Page 28, of the Public Records of Sarasota County, Florida, less 5 feet of Southwesterly side for road.

Parcel C:

Lots 12 through 15, of Block 7, of AMENDED PLAT OF ENGLEWOOD PARK, as per plat thereof recorded in Plat Book A, Page 28, of the Public Records of Sarasota County, Florida, being a subdivision of Government Lot 1, Section 36, Township 40 South, Range 19 East, Sarasota County, Florida.

And that certain strip of tract of land (formerly Beach Avenue) lying between Lots 13, 14, and 15, Block 7, of the AMENDED PLAT OF ENGLEWOOD PARK, a Subdivision of Government Lot 1, Section 36, Township 40 South, Range 19 East, Sarasota County, Florida as per plat described as "Amended Plat of Englewood Park" of record in Plat Book A, Page 28, of the Public Records of Sarasota County, Florida and the waters of Lemon Bay.

And together with the 15 foot vacated alley from Olive Street to 20 feet Northwest of the Southernmost corner of Lot 7 as shown on the Amended Plat of Englewood Park, as per plat thereof recorded in Plat Book A, Page 28, of the Public Records of Sarasota County, Florida, being a subdivision of Government Lot 1, Section 36, Township 40 South, Range 19 East, in Sarasota County, Florida.

Parcel D:

Lots 16 and 17, Block 7, of the AMENDED PLAT OF ENGLEWOOD PARK, a Subdivision of Government Lot 1, in Section 36, Township 40 South, Range 19 East, Sarasota County, Florida, as per plat described as "Amended Plat of Englewood Park" of record in Plat Book 2, Page 2, of the Public Records of Manatee County, Florida, and all of the right, title and interest of the Seller in and to that certain strip or tract of land (formerly Beach Avenue) lying between Lots 16 and 17, in Block 7, of the Amended Plat of Englewood Park, a subdivision of Government Lot 1, in Section 36, Township 40 South, Range 19 East, Sarasota County, Florida, as per plat thereof described as "Amended Plat of Englewood Park" of record in Plat Book 2, Page 2, of the Public Records of Manatee County, Florida, and recorded in Plat Book A, Page 28, of the Public Records of Sarasota County, Florida, and the waters of Lemon Bay.

LESS AND EXCEPT any part of the above lands lying (1) in Lemon Bay; (2) any extension of Lemon Bay including basins; and (3) seaward of the mean high water mark of Lemon Bay.

RECORDED IN OFFICIAL RECORDS
98 MAY -6 PM 3:16
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

RECORDERS MEMO: Legibility of writing, typing or printing for reproductive purpose may be unsatisfactory in this document when received