



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1999009874 3 PGS

1999 JAN 25 11:21 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCLINGER Receipt#070752

WARRANTY DEED

THIS WARRANTY DEED made this 21st day of January 1999, by and between Wallfreund, A Florida General Partnership, whose mailing address ~~Doc/Stamp-Deed~~ ^{4,725.00} Ringling Boulevard, Sarasota, Florida, 34236, hereinafter called the Grantor, and 6320 Trail Inc., A Florida Corporation, whose mailing address is: c/o ICORR Properties, 2 North Tamiami Trail, Suite 210, Sarasota, Florida 34236, hereinafter called the Grantee.

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee all that certain land situate in Sarasota County, Florida, more fully described as follows:

See Exhibit A attached hereto and incorporated by reference herein.

Subject to those matters as set forth on Exhibit B attached hereto and incorporated by reference herein.


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.

The Grantor does hereby warrant the title to the above-described lands and will defend the same against the lawful claims of all persons.


IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:


Print Name: J. Geoffrey Pflugner
Witness


Print Name: IAN BLACK

WALLFREUND, A Florida General Partnership

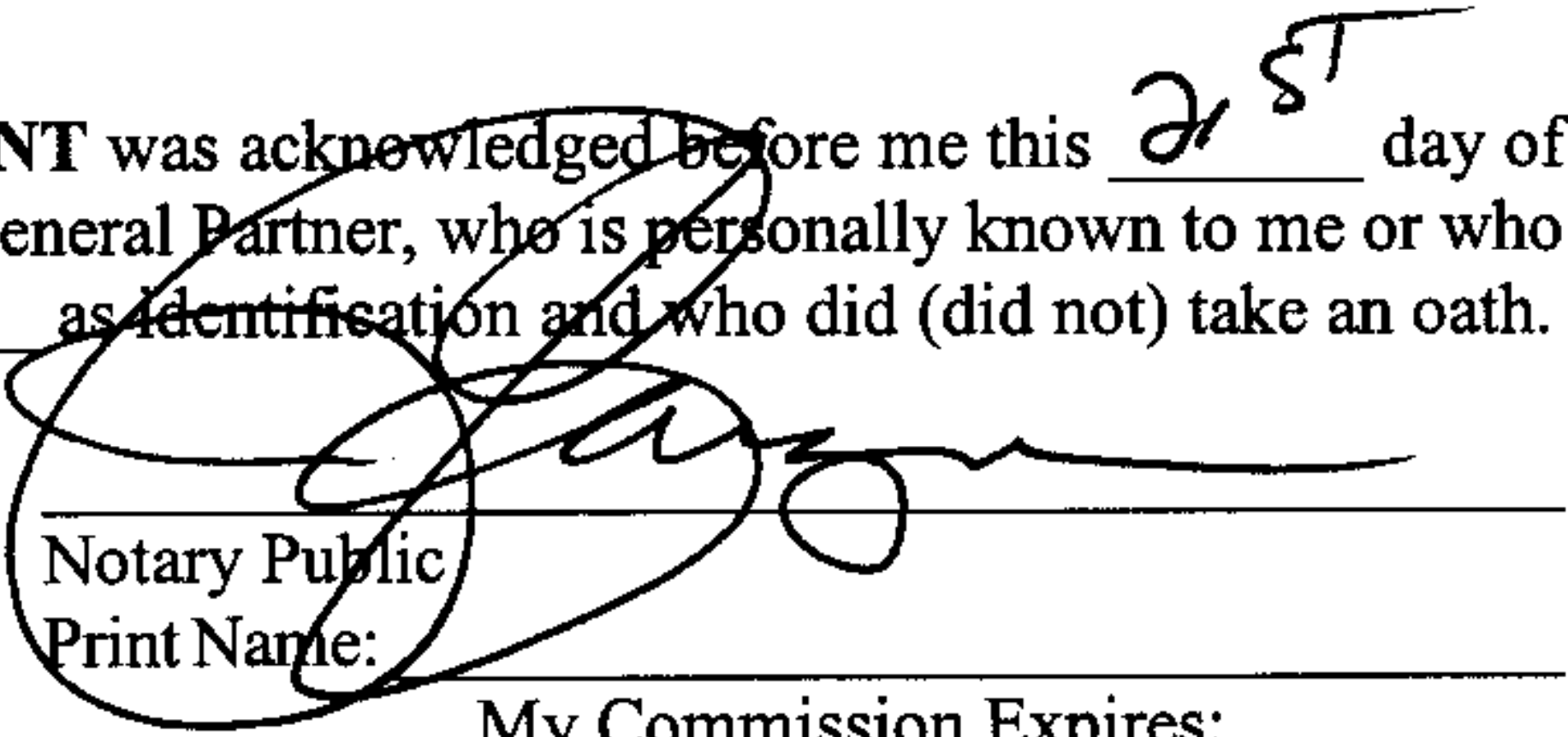
BY: 
Frederic C. Wallace as General Partner

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ICARR ✓ 173

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 2ST day of January, 1999, by Frederic C. Wallace as General Partner, who is personally known to me or who produced _____ as identification and who did (did not) take an oath.



Notary Public
Print Name: _____

(SEAL)

My Commission Expires:

J. GEOFFREY PFLUGNER
Notary Public, State of Florida
My Comm. Expires Sept. 16, 2001
No. CC 676449

EXHIBIT "A"

LEGAL DESCRIPTION

Begin at a point on the Westerly line of the Tamiami Trail, 1060 feet North of the North line of Stickney Point Road, thence Westerly with an angle of 86°21' a distance of 157.32 feet, thence Northerly with an angle of 86°21' a distance of 177 feet, thence Easterly with an angle of 93°39' a distance of 157.32 feet, to the said Westerly line of said Tamiami Trail, thence Southerly along said Westerly line of the Tamiami Trail 86°21' a distance of 177 feet to point of beginning, being in Block 3, PINE SHORES ESTATES, as per plat thereof recorded in Plat Book 5, Page 20A of the Public Records of Sarasota County, Florida, less State Road Right-of-Way, being in Section 17, Township 37 South, Range 18 East, Sarasota County, Florida.

EXHIBIT "B"

SUBJECT TO real estate taxes for 1999, and all subsequent years, and

SUBJECT TO covenants, easements and restrictions of record,

IO# 103140036