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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000029311 3 PGS
2000 MAR 08 04:51 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KPARROTT Receipt#018255

This Instrument Prepared By:
Jan W. Pitchford, Esquire
Abel, Band, Russell, Collier,
Pitchford & Gordon, Chartered
P.O. Box 49948
Sarasota, FL 34230-6948

Doc Stamp-Deed: 4,399.50

WARRANTY DEED

This Warranty Deed is made by **Everglades Road Associates, Ltd.**, a Florida limited partnership, hereinafter referred to as "Grantor," to **Jacaranda Commercial Corporation**, a Florida corporation, whose Taxpayer Identification Number is _____, and whose post office address is 395 Commercial Court, Suite A, Venice, Florida 34292, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

See Exhibit "A" annexed hereto and made a part hereof.

The Property Appraiser's Parcel Identification Number of the above described real property is 400-16-0001.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

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.

RETURN TO: ABEL, BAND, ET AL
1042-37MF



Executed on the 6th day of March, 2000.

WITNESSES:

Everglades Road Associates, Ltd., a Florida limited partnership

By: Tarue Corp., a Florida corporation, as its General Partner

Shayne A Boggs
Print Name SHAYNE A. BOGGS

By: [Signature]
David S. Band
as its Vice President

Address 240 S. Pineapple Avenue
Sarasota, FL 34236

Natalie Farris
Print Name NATALIE FARRIS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 6th day of March, 2000, by David S. Band, as the Vice President of Tarue Corp, a Florida corporation, as General Partner of Everglades Road Associates, Ltd., a Florida limited partnership, on behalf of said corporation and partnership



SHAYNE A. BOGGS
Notary Public, State of Florida
My Comm. Exp. Aug 03, 2002
Comm No CC784226

Shayne A. Boggs
Notary Public SHAYNE A. BOGGS
Print Name. _____
My Commission Expires: _____

Personally Known X (OR) Produced Identification _____
Type of identification produced _____

(JWP\ej\1042-37\WD 3)

Exhibit A OFFICIAL RECORDS INSTRUMENT # 2000029311 3 PGS

DESCRIPTION OF LOTS 10-E, 10-F & 10-G
JACARANDA COMMERCIAL CENTER
SARASOTA COUNTY, FLORIDA

A PARCEL OF LAND LYING AND BEING IN SECTIONS 3 AND 10, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE S.89°21'55"W., ALONG THE SOUTHERLY LINE OF SAID SECTION 3 AND ALONG THE NORTHERLY LINE OF SAID SECTION 10 A DISTANCE OF 417.37 FEET TO THE INTERSECTION WITH THE CENTERLINE OF COMMERCIAL COURT, A 60' WIDE PRIVATE ROAD, UTILITY AND DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2902 AT PAGE 2098 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N 02°31'13"W., ALONG THE SAID CENTERLINE OF COMMERCIAL COURT A DISTANCE OF 359.79 FEET TO THE POINT OF BEGINNING; THENCE S 82°30'22"W., A DISTANCE OF 268.72 FEET; THENCE S.87°28'51"W., A DISTANCE OF 141.00 FEET, THENCE N.89°47'26"W., A DISTANCE OF 124.02 FEET; THENCE S 89°43'53"W., A DISTANCE OF 200.63 FEET, TO THE INTERSECTION WITH THE EASTERLY LINE OF A 170' FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 968 AT PAGE 1107 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE N.00°16'07"W., ALONG THE SAID EASTERLY LINE OF THE 170' WIDE FLORIDA POWER & LIGHT CO EASEMENT A DISTANCE OF 293.77 FEET; THENCE N 87°28'45"E, A DISTANCE OF 714.57 FEET TO THE INTERSECTION WITH THE SAID CENTERLINE OF COMMERCIAL COURT TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 17°28'12", A CHORD BEARING OF S 11°15'42"E AND A CHORD LENGTH OF 45.56 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 45.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 02°31'13"E, ALONG THE CENTERLINE OF THE SAID COMMERCIAL COURT A DISTANCE OF 239.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.00 ACRES, MORE OR LESS

DESCRIPTION OF LOT 10-D
JACARANDA COMMERCIAL CENTER
SARASOTA COUNTY, FLORIDA

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT THAT IS 78.66 FEET NORTH OF AND 977.26 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 3, THENCE S.87°28'57"W., A DISTANCE OF 186.90 FEET, THENCE N 00°16'07"W, ALONG THE EASTERLY LINE OF A 170.00 FOOT WIDE F.P.& L EASEMENT RECORDED IN O.R BOOK 968 AT PAGE 1107 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 242.65 FEET; THENCE N.89°43'53"E, A DISTANCE OF 200.63 FEET, THENCE S 20°20'35"W, A DISTANCE OF 59.50 FEET; THENCE S 02°31'13"E, A DISTANCE OF 179.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 44185.85 SQUARE FEET, MORE OR LESS.