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36400.00

RECORDED IN OFFICIAL RECORDS (4)
INSTRUMENT # 2000046521 4 PGS
2000 APR 13 04:06 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#029328
Doc Stamp-Deed: 36,400.00

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

RETURN TO: ABEL, BAND, ET AL /LET
9342-1

WARRANTY DEED

This Warranty Deed is made by Racquet Club Plaza Associates, a Florida general partnership, hereinafter referred to as "Grantor," to Chili's Plaza of Sarasota, Ltd., a Florida limited partnership, whose Taxpayer Identification Number is _____, and whose post office address is P.O. Box 18419, Sarasota, FL 34276, 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 0074-13-0048, 0074-12-0015, 0074-12-0039 + 0074-12-0036.

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.

2000046521

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Executed on the 12th day of April, 2000.

WITNESSES:

Racquet Club Plaza Associates, a Florida
general partnership

By: JWM Properties, Inc., a Florida
corporation, as its General Partner

By: John W. Meshad
John W. Meshad, as its President

Address 301 N. Cattlemen Rd.
Sarasota, FL 34232

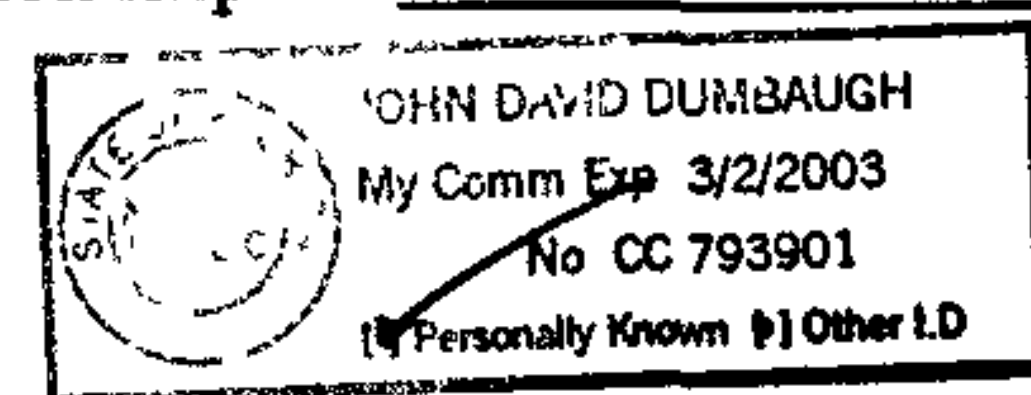
John D. Dumbaugh
Print Name John D. Dumbaugh
Pamela Ann Keller
Print Name PAMELA ANN KELLER

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 12th day of April, 2000, by John W. Meshad, as President of JWM Properties, Inc., a Florida corporation, the General Partner of Racquet Club Plaza Associates, a Florida general partnership, on behalf of said corporation and partnership.

John David Dumbaugh
Notary Public
Print Name: _____
My Commission Expires: _____

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



(JSR\lej\9342-1\WD 3)

EXHIBIT "A"

Commence at the SW corner of Block "B", BERGER'S SUBDIVISION, as recorded in Plat Book 1, Page 49 of the Public Records of Sarasota County, Florida, for a point of beginning; thence N 89° 55' 54" East along the South line of said Block "B", a distance of 197.10 feet to a line 136.00 feet West and parallel to the East line of said Block "B"; thence N 00° 06' 28" East along said line 136.00 feet West and parallel to Block "B", a distance of 333.50 feet to a point on the North line of said Block "B"; thence S 89° 55' 54" West along said North line of said Block "B" a distance of 196.85 feet to a point on the West line of said Block "B"; thence N 00° 09' 03" East a distance of 19.45 feet to a point on a line 5.00 feet South and parallel to the existing South right-of-way line of Robinhood Street (50 feet wide), thence S 89° 46' 23" West along said 5.00 feet South and parallel line, a distance of 273.64 feet, thence S 39° 50' 28" West a distance of 9.15 feet to a point on the East right-of-way line of Tamiami Trail (U S Highway 41 and State Road 45), said right-of-way line 53 feet East of centerline of said Tamiami Trail; thence S 00° 13' 05" West along said East right-of-way line, a distance of 338.00 feet; thence N 89° 51' 20" East a distance of 280.11 feet to a point on the West line of said Block "B"; thence S 00° 09' 03" West a distance of 7.55 feet to the point of beginning, lying and being in Section 5, Township 37 South, Range 18 East, Sarasota County, Florida

TOGETHER WITH

The Easterly 100.00 feet of the West 330.00 feet of the North 88.62 feet of the South ½ of the SW ¼ of the NW ¼, together with the Easterly 100.00 feet of the West 330.00 feet of the South 7.55 feet of the North ½ of the SW ¼ of the NW ¼ of Section 5, Township 37 South, Range 18 East, Sarasota County, Florida, as monumented and occupied, more particularly described as follows:

Begin at the SW corner of Block "B", BERGER'S SUBDIVISION, as recorded in Plat Book 1, Page 49, Public Records of Sarasota County, Florida; thence S 00° 09' 03" West a distance of 88.62 feet to an iron pipe found on the Northerly right-of-way line of Mill Terrace (50 feet wide); thence S 89° 51' 20" West along said Northerly right-of-way line, a distance of 99.83 feet to an iron pipe found; thence N 00° 09' 03" East a distance of 96.17 feet to a capped iron rod found #1795; thence N 89° 51' 20" East a distance of 99.83 feet to a capped iron rod found #1795 on the West line of said Block "B"; thence S 00° 09' 03" West along said West line, a distance of 7.55 feet to the point of beginning, lying and being in Section 5, Township 37 South, Range 18 East, Sarasota County, Florida

TOGETHER WITH:

The East 136.00 feet of Block "B", BERGER'S SUBDIVISION, as recorded in Plat Book 1, Page 49, of the Public Records of Sarasota County, Florida, more particularly described as follows:

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Commence at the SE corner of said Block "B", BERGER'S SUBDIVISION; thence N 00° 06' 28" East along the East line of said Block "B", a distance of 333.50 feet to the NE corner of said Block "B"; thence S 89° 55' 54" West along the North line of said Block "B", a distance of 136.00 feet; thence S 00° 06' 28" West along a line 136.00 feet West and parallel to said East line of Block "B", a distance of 333.50 feet to the South line of said Block "B"; thence N 89° 55' 54" East along said South line, a distance of 136.00 feet to the point of beginning, lying and being in Section 5, Township 37 South, Range 18 East, Sarasota County, Florida.

LESS: any portion with right-of-way of Robinhood Street, Mill Terrace and Tamiami Trail.