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DOCUMENT PREPARED BY & RETURN TO
Kenneth G Arsenault, Jr
Title Agency of Florida, Inc
10225 Ulmerton Road, Suite 2
Largo, FL 33771
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00-601
FOLIO NO 0006-07-1500
SOCIAL SECURITY #

2000157695

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000157695 2 PGS
2000 DEC 13 09:54 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
DCLINGER Receipt#097256

FEE SIMPLE DEED

Doc Stamp-Deed: 1,096.20

THIS INDENTURE, made this 12th day of December 2000, between LONGBOAT KEY MARINA ASSOCIATES, LTD , a Florida Limited Partnership, hereinafter called the Grantor and DAVID VRONA, as Trustee of The DWV DECLARATION OF TRUST DATED JULY 25, 2000, with the power and authority to protect, conserve, and to sell, convey, lease, encumber, or otherwise manage and dispose of the real property, hereinafter called the Grantee, whose post office address is. 1250 Sea Plume Way, Sarasota, FL 34242

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10 00) and other good and valuable considerations, to it in hand paid by the Grantee, receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee, his heirs and assigns forever, the following described property located, situate and being in the County of Sarasota, State of Florida, to-wit

Unit M-16, LONGBOAT KEY MOORINGS MARINA II, a Condominium according to the Declaration of Condominium recorded February 17, 1999 in Official Records Instrument #1999021810, and as per plat thereof, recorded in Condominium Book 33, Page(s) 16, 16A through 16G, inclusive, and amendments thereto, of the Public Records of Sarasota County, Florida

SUBJECT TO THE FOLLOWING.

1 Real estate taxes and assessments for the year of conveyance and subsequent years.
2 Covenants, restrictions, reservations, easements and limitations of record
3 Terms and conditions set forth in the Second Amended and Restated Declaration of Condominium referred to above and each exhibit attached thereto, as hereafter supplemented and amended
4 Unrecorded easements, if any
5 Discrepancies or conflicts in boundary line disputes in area or encroachments which a correct survey or inspection of the unit and/or the condominium would disclose.

And Grantor does hereby specially warrant title to said unit, subject as aforesaid, and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but none other

Grantee, by acceptance and recordation of this Deed, expressly and specifically accepts, covenants and agrees to be bound by, and to assure performance of, all of the applicable provisions and requirements set forth in the said Second Amended and Restated Declaration of Condominium of Longboat Key Moorings Marina, A Condominium, including all exhibits annexed thereto, as now or hereafter amended or supplemented, which provisions and requirements are acknowledged to be reasonable, and all of which are incorporated herein by reference

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officers as of the day and year first above written

Signed, sealed and delivered
in our presence.

Suzanna Bratich
Print Name Suzanna Bratich

Shaun Zollo
Print Name Shaun Zollo

LONGBOAT KEY MARINA ASSOCIATES, LTD ,
A FLORIDA LIMITED PARTNERSHIP

BY MATTHEW INVESTMENTS,
INC , a Florida Corporation, its sole general partner

BY. Jane D. Vernon
JANE D VERNON, VICE-PRESIDENT

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before this 12th day of December 2000, by JANE D VERNON, as Vice-President of MATTHEW INVESTMENTS, INC , a Florida Corporation, sole general partner of LONGBOAT KEY MARINA ASSOCIATES, LTD , a Florida Limited Partnership, who is personally known to me or who has produced _____ as identification

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of Dec., 2000

Suzanna Bratich
Notary Public
My Commission Expires

SUZANNA BRATICH
MY COMMISSION # CC 724208
EXPIRES March 15, 2002
Bonded Thru Notary Public Underwriters

CERTIFICATE OF APPROVAL
SALE OF CONDOMINIUM

SELLERS: LONGBOAT KEY MARINA ASSOCIATES, LTD.

PURCHASERS: DAVID VRONA, as Trustee of The DWV Declaration of Trust Dated July 25, 2000

LEGAL: UNIT M-16, LONGBOAT KEY MOORINGS MARINA II

The undersigned JANE D. VERNON, DIRECTOR, does hereby certify that she is the duly elected and qualified DIRECTOR, of LONGBOAT KEY MOORINGS MARINA, FORMERLY KNOWN AS HARBOURSIDE MOORINGS MARINA OF LONGBOAT KEY, A CONDOMINIUM ASSOCIATION, INC , that she has the authority to execute this Certificate of Approval; that the Board of Directors of the Association have received notice that the above unit is being sold or conveyed by the above named Sellers (as owners) to the above named purchasers; and that the Board of Directors of the Association have approved the sale and purchase by the parties named above. Further the Association hereby waivers any right which the Association may have to purchase said Unit if the Association has an option to purchase said unit under the Declaration of Condominium

LONGBOAT KEY MOORINGS MARINA ASSOCIATION, INC.

BY: Jane D. Vernon
JANE D. VERNON, DIRECTOR

Witness my hand and seal this 12th day of December, 2000.

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this 12th day of December, 2000, before me, personally appeared JANE D. VERNON, who is personally known to me.

(SEAL) SUZANNA BRATICH MY COMMISSION # CC 724208 Bonded Thru Notary Public Underwriters

Suzanna Bratich
NOTARY PUBLIC
My Commission Expires: