

RECORDED IN OFFICIAL RECORDS  
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KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#073747  
Doc Stamp-Deed: 3,850.00

This Document Prepared By and Return to:  
Thomas C. Feeney, III, Esq.  
Fowler, Barice, Feeney & O'Quinn, P.A.  
28 West Central Blvd., 4th Floor  
Orlando, Florida 32801  
407-425-2684

Parcel ID Number: 421400.76

Grantee #1 TIN

Grantee #2 TIN



## Special Warranty Deed

This Indenture, Made this 1st day of August, 2001 A.D., Between  
Amoco Oil Company, a Maryland corporation f/k/a American Oil Company, a  
Maryland corporation  
of the County of Fulton, State of Georgia, grantor, and  
Papa Corporation, a corporation existing under the laws of the State of  
Florida  
whose address is 1717 North Lockwood Ridge Road, Sarasota, FL 34234

of the County of Sarasota, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Sarasota, State of Florida to wit  
See Exhibit "A", which is attached hereto and made a part hereof.

Subject to taxes for the year 2001 and subsequent years and those  
Permitted Exceptions listed on Exhibit "B", which is attached hereto  
and made a part hereof.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple, that grantor has  
good right and lawful authority to sell and convey said land, that grantor hereby fully warrants the title to said land and will  
defend the same against the lawful claims of all persons claiming by, through or under grantor

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Amoco Oil Company, a Maryland  
corporation f/k/a American Oil  
Company, a Maryland corporation

Susan A. Leingang  
Printed Name: Susan A. Leingang  
Witness

By: William G. Kazer (Seal)  
William G. Kazer, Assistant Secretary  
Attorney in fact for  
Mark P. Hunter, Director-Asset  
Management  
2475 Northwinds Pkwy., Suite 400  
Alpharetta, GA 30004

Essia Abramova  
Printed Name: Essia Abramova  
Witness

(Corporate Seal)

STATE OF Georgia  
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 1st day of August, 2001 by  
William G. Kazer, Attorney in fact for Mark P. Hunter, Director-  
Asset Management, Amoco Oil Company f/k/a American Oil Company, on  
behalf of the corporation

he is personally known to me or he has produced his  
as identification.



Diana L. Bradley  
Printed Name: Diana L. Bradley  
Notary Public  
My Commission Expires February 12, 2005

**Exhibit "A"**

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SAID POINT BEING THE INTERSECTION OF THE CENTER LINES OF LOCKWOOD RIDGE ROAD AND 17<sup>TH</sup> STREET; THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY OF THE SAID NORTHWEST QUARTER OF SAID SECTION 16 A DISTANCE OF 175 FEET; THENCE NORTHERLY AND PARALLEL TO THE EASTERLY BOUNDARY OF SAID NORTHWEST QUARTER A DISTANCE OF 180 FEET; THENCE EASTERLY AND PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID NORTHWEST QUARTER A DISTANCE OF 175 FEET TO THE EASTERLY BOUNDARY OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY ALONG THE SAID EASTERLY BOUNDARY OF THE SAID NORTHWEST QUARTER A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING.

**LESS RIGHT OF WAY OF SEVENTENTH STREET AND LOCKWOOD RIDGE ROAD.**

**AND**

LESS AND EXCEPT PARCELS TAKEN BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1975, PAGE 2324 DESCRIBED AS FOLLOWS:

PARCEL NO. 137.SS

THAT PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 16, WHICH IS CERTIFIED TO THE FLORIDA DEPARTMENT OF NATURAL RESOURCES BY CORNER RECORD DOCUMENT NO. 21852; THENCE RUN NORTH 89°40'47" WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST ¼ FOR A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°52'03" EAST FOR A DISTANCE OF 14.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°52'03" EAST FOR A DISTANCE OF 16.00 FEET; THENCE RUN SOUTH 89°40'47" EAST, ALONG A LINE WHICH IS 30.00 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF THE NORTHWEST ¼ FOR A DISTANCE OF 115.00 FEET; THENCE RUN NORTH 45°35'38" EAST FOR A DISTANCE OF 42.63 FEET; THENCE RUN SOUTH 89°07'57" EAST FOR A DISTANCE OF 14.77 FEET; THENCE RUN SOUTH 00°04'13" WEST FOR A DISTANCE OF 16.86 FEET; THENCE RUN SOUTH 42°18'27" WEST FOR A DISTANCE OF 30.94 FEET; THENCE RUN SOUTH 89°51'32" WEST FOR A DISTANCE OF 139.72 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 139.SS

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, WHICH IS CERTIFIED TO THE FLORIDA DEPARTMENT OF NATURAL RESOURCES BY CORNER RECORD DOCUMENT NO. 21852; THENCE RUN SOUTH 89°09'35" EAST, ALONG THE SOUTHERLY LINE OF SAID NORTHEAST ¼ FOR A DISTANCE OF 40.02 FEET; THENCE RUN NORTH 00°50'25" EAST FOR A DISTANCE OF 45.00 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SEVENTEENTH STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF LOCKWOOD RIDGE ROAD, SAID INTERSECTION BEING THE SOUTHWEST CORNER OF LOT 1, KENSINGTON PARK, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 112, PUBLIC RECORD OF SARASOTA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN NORTH 00°52'03" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LOCKWOOD RIDGE ROAD, FOR A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 89°07'57" EAST FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 44°09'06" EAST FOR A DISTANCE OF 35.34 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF SEVENTEENTH STREET; THENCE RUN NORTH 89°09'35" WEST, ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

**AND BEING MORE SPECIFICALLY DESCRIBED AS:**

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 18 EAST: SAID POINT BEING AT THE INTERSECTION OF LOCKWOOD RIDGE ROAD AND 17<sup>TH</sup> STREET; THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID NW ¼ OF SECTION 16 A DISTANCE OF 35 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL TO THE EASTERLY BOUNDARY OF THE SAID NW 1/4 OF SECTION 16 A DISTANCE OF 55 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTHERLY AND PARALLEL TO THE EASTERLY BOUNDARY OF THE NW ¼ OF SECTION 16 A DISTANCE OF 124.98 FEET; THENCE WESTERLY AND PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID NW ¼ OF SECTION 16 A DISTANCE OF 140 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EASTERLY BOUNDARY OF SAID NW ¼ OF SECTION 16 A DISTANCE OF 150 FEET; THENCE EASTERLY AND PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID NW ¼ OF SECTION 16 A DISTANCE OF 115 FEET; THENCE NORTHEASTERLY 35.53 FEET TO THE POINT OF BEGINNING.



**Exhibit "B"**  
**Permitted Exceptions**

1. All assessments and taxes for the year 2001 and all subsequent years, which are not yet due and payable.