

PREPARED BY & RETURN TO:
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001116817 2 PGS
2001 AUG 15 10:33 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
ABIANCHI Receipt#075317

Doc Stamp-Deed: 9,625.00



WARRANTY DEED

THIS WARRANTY DEED made the 13th day of August, 2001, by **B & K RESTAURANT GROUP, INC.**, a Florida corporation, whose address is 312 Bayshore Drive, Venice, Florida 34285, (hereinafter referred to as the "Grantor"), to **JOHN W. HOLLOWAY**, a married man, whose address is 6201 Matchett Road, Orlando, Florida 32809, (hereinafter referred to as "Grantee"):

WITNESSETH, that the Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Sarasota County, Florida, to-wit:

Commence at the intersection of the Northwesterly line of premises conveyed by Paver Development Corporation to Jamie S. Carrion and Charles M. Boothby by Warranty Deed dated March 25, 1976 recorded in Official Records Book 1114, Page 153 of the Public Records of Sarasota County, Florida, with the Northeasterly right of way line of U.S. 41 said right of way line lying 60.00 feet Easterly of the original centerline of U.S. 41, SRD survey centerline (the following 3 calls are along said Northeasterly right of way line); thence N32°20'40" West a distance of 355.30 feet; thence N57°39'20" East a distance of 72.00 feet; thence N32°20'40" West a distance of 701.80 feet to the Southeasterly line of premises conveyed by Strathmore Realty Corporation to Popular Bancshares Corporation by Warranty Deed dated July 30, 1974 recorded in Official Records Book 1051, Page 1832, of said Public Records for the Point of Beginning; thence N57°39'20" East along said Southeasterly line a distance of 245.51 feet; thence S32°13'00" East a distance of 152.94 feet; thence S57°47'00" West a distance of 245.17 feet to the aforementioned Northeasterly right of way line of U.S. 41; thence N32°20'40" West along said Northeasterly right of way line a distance of 152.40 feet to the Point of Beginning

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free and clear of all encumbrances, except ad valorem real property taxes for the year commencing January 1, 2001, easements, covenants, and restrictions reflected in the Title Commitment provided to the Grantee in connection with the sale of the above Property, if any

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and
delivered in our presence:

B & K RESTAURANT GROUP, INC., a
Florida corporation

By:

ANGELO TZANKIS, President

Robert K. Scaglione
(Signature of Witness One)

Robert K. Scaglione
(Print Name of Witness One)

Jerrold E. Towery
(Signature of Witness Two)

Jerrold E. Towery
(Print Name of Witness Two)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing was acknowledged before me on the ____ day of August, 2001 by ANGELO TZANKIS, as President of B & K RESTAURANT GROUP, INC., a Florida corporation, who executed the foregoing instrument on behalf of such corporation for the purposes expressed therein and is/are either:

☒ personally known to me; or
☐ produced _____ as identification,

and did take an oath.

Jerrold E. Towery
Notary Public (Signature)
JERRELE TOWERY
MY COMMISSION # CC 969474
EXPIRES Sep 20, 2004
1-800-3-NOTARY FL Notary Service & Bonding, Inc.
(Insert Notarial Stamp Above)

DET/sh
613/01085