

15.00
11,118.10

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001121615 3 PGS
2001 AUG 23 03:10 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
LKROHN Receipt#078308

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

Doc Stamp-Deed: 11,118.10



Return to Abel, Band/PM

WARRANTY DEED

This Warranty Deed is made by Jacaranda Commercial Corporation, a Florida corporation, hereinafter referred to as "Grantor," to Venice Interchange Corp., a Florida corporation, as to an undivided 1/2 interest and Kalin Enterprises, Inc., a Florida corporation, d/b/a Kalin Financial Company, as to an undivided 1/2 interest, whose Taxpayer Identification Numbers are _____ and _____, respectively, and whose post office address is 395 Commercial Court, Suite A, Venice, FL 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" attached hereto.

The Property Appraiser's Parcel Identification Numbers of the above described real property are 400-16-0001 and 400-16-0007.

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.

Executed on the 17th day of August, 2001

WITNESSES:

Paula Martin
Print Name Paula L. Martin

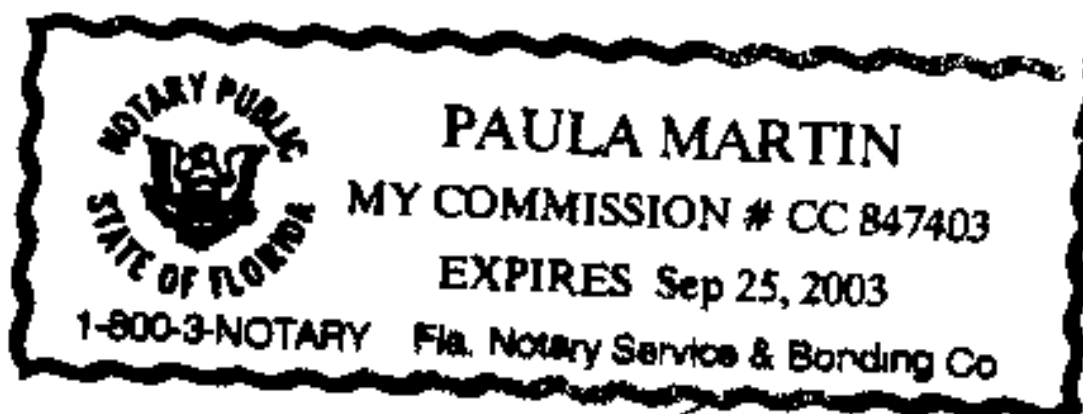
J. W. Ritchford
Print Name Jan W. Ritchford

Jacaranda Commercial Corporation, a Florida corporation

By: [Signature]
Michael W. Miller, as its
President
Address 395 Commercial Court
Venice FL 34292

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 17th day of August, 2001, by Michael W. Miller, as President of Jacaranda Commercial Corporation, a Florida corporation, on behalf of the corporation.



Paula Martin
Notary Public
Print Name: _____
My Commission Expires: _____

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

(JWP:PM 11655-1\WD.building5)

EXHIBIT "A"

PARCEL 1

DESCRIPTION OF LOT 10-E-1, LAKEVIEW OFFICE PARK AT 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 THE POINT THAT IS 324.03 FEET NORTH OF AND 964 53 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE S 89DEG43'53"W., A DISTANCE OF 200.63 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF A 170' WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 968, AT PAGE 1107 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE N 00DEG16'07"W., ALONG THE EASTERLY LINE OF SAID 170' WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT A DISTANCE OF 275 65 FEET; THENCE S 43DEG57'20"E., A DISTANCE OF 290.47 FEET; THENCE S 00DEG16'07"E., A DISTANCE OF 65.60 FEET TO THE POINT OF BEGINNING.

PARCEL 2

UNITS A, B, C, E, F, AND G OF LVOP 4, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2001114638, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 35, PAGES 12 AND 12A, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH A CROSS EASEMENT BY AND AMONG MARLENE M. DOWNS, CHARLTON H. DOWNS III AND MICHAEL M. DOWNS, KMB FINIANCIAL GROUP, INC., A FLORIDA CORPORATION AND JACARANDA COMMERCIAL CORPORATION, A FLORIDA CORPORATION AND BENEFICIAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2909, PAGES 2098, 2105, 2112, 2116, 2122, 2138, 2133, 2177, 2161, 2166, 2171, 2183, 2188, 2198 AND 2202 AND OFFICIAL RECORDS INSTRUMENT NO. 1998116722, MODIFIED IN OFFICIAL RECORDS BOOK 2941, PAGE 1219, AND EASEMENT DATED AUGUST 17, 2001 AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2001120257 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.