

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JOSEPH ROBACK, ESQUIRE of
FELDMAN & ROBACK
3908 - 26th Street West
Bradenton, Florida 34205



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001132514 2 PGS
2001 SEP 17 10:27 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
LKROHN Receipt#085354

REC \$ 10.50
D/S \$3,856.30

Doc Stamp-Deed: 3,856.30

Grantee's S.S.# _____
Account No. 2020130053;59010010, and 2036020088
(R01-2345)

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT TITLE EXAMINATION OR ISSUANCE OF TITLE INSURANCE.

=====

WARRANTY DEED

THIS WARRANTY DEED made the 7th day of September, 2001 by ERON G. CARVER and MICHAEL W. GALYEAN, whose post office address is 1103 50th Avenue Plaza W, Bradenton, Florida 34207, hereinafter called the Grantor, to COURTESY CLEANERS, LLC, a Florida Limited Liability Company, whose post office address is 1103 50th Avenue Plaza W, Bradenton, Florida 34207, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof 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, viz:

SEE ATTACHED SCHEDULE "1-S"

THE UNDERSIGNED HEREBY SWEARS OR AFFIRMS, WARRANTS, COVENANTS, AND AGREES THE ABOVE DESCRIBED PROPERTY DOES NOT NOW, NOR HAS EVER CONSTITUTED THE HOMESTEAD PROPERTY OF THE UNDERSIGNED, OR ANY OF THE DEPENDENTS OF THE UNDERSIGNED; THAT NEITHER THE UNDERSIGNED NOR ANY OF THE DEPENDENTS OF THE UNDERSIGNED NOW OR HAVE EVER RESIDED UPON SUCH PROPERTY OR ANY CONTIGUOUS PROPERTY; AND THE CURRENT RESIDENCE ADDRESS OF THE UNDERSIGNED IS SET FORTH HEREIN.

SUBJECT TO reservations, restrictions, mortgages, and easements of record

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and easements of record

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2000.

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.

Signature
JOSEPH ROBACK

Printed Name

ERON G. CARVER

Signature
Audrey F. Galyeon

Printed Name

MICHAEL W. GALYEAN

STATE OF FLORIDA COUNTY OF MANATEE

The foregoing instrument was acknowledged before me on the 7 day of September, 2001, by ERON G. CARVER and MICHAEL W. GALYEAN, who are personally known to me or who have produced the following identification.

PEGGY A SWISHER
MY COMMISSION # CC 692800
EXPIRES January 28, 2002
Printed Name: _____
Commission Expires: _____

FELDMAN & ROBACK ATTORNEYS AT LAW 3908 - 26TH STREET WEST BRADENTON FLORIDA 34205 TELEPHONE (941) 758-9888

SCHEDULE "1-S"

Parcel 1: Lot 13, Less the West 50 feet of the South 200 feet of Block "B" of Riverside Park, as per plat thereof recorded in Plat book 1, Page 13, of the Public Records of Sarasota County, Florida; Less any portion thereof lying North of a line described as follows: Begin at the SE corner of said Lot 13; thence North along its Easterly boundary a distance of 245.9 feet; thence left 69°40' a distance of 56 feet; thence right 4°15' a distance of 38.7 feet; thence right 9°40' a distance of 12 feet, more or less, to the Westerly boundary of said Lot 13, or a prolongation thereof.

Subject to easement to the City of Sarasota for providing and maintaining drainage, either by ditch, swale or pipeline, upon and through the following described lands: A strip of land 10 feet in width adjacent to and parallel with the southerly side of a line described as follows: Begin at the SE corner of Lot 13, Block B, Riverside Park, as recorded in Plat book 1, Page 13, Public Records of Sarasota County, Florida; thence N along the Easterly line of said Lot 13, a distance of 245.9 feet for a POB; thence Left 69°40' a distance of 56 feet; thence right 4°15' a distance of 38.7 feet; thence right 9°40' a distance of 12 feet, more or less, to the Westerly boundary of said Lot 13.

Parcel 2: That portion, if any, of Lot 12, Block "B", Riverside Park, as recorded in Plat Book 1, Page 13, Public Records of Sarasota County, Florida, lying south of a line described as follows: Begin at the SE corner of said Lot 13; thence North along its Easterly boundary a distance of 245.9 feet; thence left 69°40' a distance of 56 feet; thence right 4°15' a distance of 38.7 feet; thence right 9°40' a distance of 12 feet more or less to the Westerly boundary of said Lot 13, or a prolongation thereof.

Parcel 3: Lots 1-5, inclusive, and an undivided 2/3 interest in Lot 6, Block 12, HUDSON BAYOU SUBDIVISION, as per Plat thereof recorded in Plat Book A, Page 56, Public Records of Sarasota County, Florida.

AND

Parcel 4: Lot 1, Block 154, SOUTH GATE, Unit Number 36, as per plat thereof recorded in Plat Book 16, Pages 9, and 9A, of the Public Records of Sarasota County, Florida, together with an undivided 20% interest in and to that portion of said Block designated on said Plat as "Private Access".