

① DOCUMENT PREPARED BY & RETURN TO
Kenneth G Arsenault, Jr
Title Agency of Florida, Inc
10225 Ulmerton Road, Suite 2
Largo, FL 33771
01-593
FOLIO NO 0006-07-1500
SOCIAL SECURITY #



RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#119502
Doc Stamp-Deed: 1,470.00

FEE SIMPLE DEED

THIS INDENTURE, made this 19th day of December, 2001, between LONGBOAT KEY MARINA ASSOCIATES, LTD , a Florida Limited Partnership, hereinafter called the Grantor and EDWARD L MIHEVIC and CINDY BORREGAARD MIHEVIC, husband and wife, hereinafter called the Grantees, whose post office address is 104 Palm Lane W., Parrish, FL 34219

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 J-02, 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, Pages 16, 16A through 16G, inclusive, and amendments thereto, 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 Sucwic
Print Name Suzanna Sucwic

Chelli Carrigan
Print Name Chelli Carrigan

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 19th day of December, 2001, 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 19th day of Dec., 2001

Suzanna Sucwic
Notary Public
My Commission Expires

**CERTIFICATE OF APPROVAL
SALE OF CONDOMINIUM**

SELLERS: LONGBOAT KEY MARINA ASSOCIATES, LTD.

PURCHASERS: EDWARD L. MIHEVIC and CINDY BORREGAARD MIHEVIC

LEGAL. UNIT J-02, 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 waives 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 19th day of December 2001.

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this 19th day of December, 2001, before me, personally appeared JANE D. VERNON, who is personally known to me.

(SEAL)

Suzanna Sucevic
NOTARY PUBLIC

My Commission Expires.

