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Doc ST \$10,500.00

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Prepared by and return to
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002108072 4 PGS
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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KRICE Receipt#189268
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PARCEL I.D. NUMBER 450030010



SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 19 day of June, 2002, by SUNTRUST BANK, a Georgia banking corporation, Employer Identification Number 58-0466330, whose post office address is Post Office Box 2138, Sarasota, Florida 34230, of the County of Sarasota, State of Florida, herein called "Grantor", to AMSOUTH BANK, an Alabama banking corporation, Employer Identification Number 63-0935103, whose post office address is 3000 Galleria Tower, Suite 1600, Birmingham, Alabama 35244, of the County of Jefferson, State of Alabama, herein called "Grantee"

Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee that certain land located in Sarasota County, Florida described on Exhibit "A" attached hereto, together with all improvements located thereon (collectively the "Property").

This conveyance is made and accepted subject to all matters (the "Permitted Exceptions") set forth on Exhibit "B" attached hereto

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, and that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.

EXCEPT FOR THE LIMITED WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND AS TO THE CONDITION OF THE PROPERTY OR THE IMPROVEMENTS LOCATED THEREON, THEIR SUITABILITY FOR GRANTEE'S INTENDED USE, THEIR COMPLIANCE WITH ANY LAWS, ORDINANCES, RULES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL ENTITY, OR ANY OTHER MATTER RELATING TO THE PROPERTY. GRANTEE IS BUYING THE PROPERTY AND IMPROVEMENTS IN THEIR "AS IS" CONDITION, AND GRANTEE ACKNOWLEDGES THAT IT HAS SATISFIED ITSELF AS TO THE CONDITION OF THE PROPERTY, IMPROVEMENTS, TITLE, AND PERMITTED USES

OFFICIAL RECORDS INSTRUMENT # 2002108072 4 pgs

Executed on the 19 day of June, 2002.

WITNESSES:

Debbie Burns
Signature of Witness

Debbie Burns
Typed Name of Witness

Al Vandiegrieff
Signature of Witness

Al Vandiegrieff
Typed Name of Witness

SUNTRUST BANK

By Douglas K. Sinclair
Douglas K. Sinclair
Senior Vice President

STATE OF GEORGIA
COUNTY OF Fulton

This instrument was acknowledged before me this 19 day of June, 2002, by Douglas K. Sinclair, as Senior Vice President of SUNTRUST BANK, a Georgia corporation, who is personally known to me or has produced _____ as identification.

Dee Mihlbauer
Notary Public
Dee Mihlbauer
Print Name of Notary

My Commission Expires:
March 20, 2006

DEE MIHLBAUER
NOTARY PUBLIC, CLAYTON COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 20, 2006

Exhibit "A" to Special Warranty Deed

PARCEL I-

Commence at a concrete monument marking the P.C. of a curve, and the Northwestern corner of Lot 4204, South Venice, Unit No 16, as recorded in Plat Book 6, Page 53, of the Public Records of Sarasota County, Florida; thence North $47^{\circ}57'50''$ West 60.0 feet to the Northerly right-of-way line of Alligator Drive, at a concrete monument marking the P.T. of a curve, for a Point of Beginning; thence North $42^{\circ}02'10''$ East along said Northerly right-of-way line of Alligator Drive 719 51 feet to a concrete monument marking the arc of a curve to the left, having a radius of 72 11 feet, thence Northerly along the arc of said curve, through a central angle of $37^{\circ}18'57''$, a distance of 46 96 feet to the point of intersection of said curve and the Westerly right-of-way line of U.S. 41 (Tamiami Trail), thence North $32^{\circ}54'30''$ West along said right-of-way line of U.S. 41, a distance of 248.25 feet to a concrete monument marking a point of change in said right-of-way; thence South $57^{\circ}05'30''$ West along said right-of-way 50 0 feet to a concrete monument, thence North $32^{\circ}54'30''$ West along said right-of-way of U.S. 41 a distance of 178.3 feet, more or less, to the point of intersection of said right-of-way line, and the waters of Alligator Creek, thence Southerly, along said waters, 1000 feet more or less, to a point lying North $47^{\circ}57'50''$ West of and 40.0 feet, more or less, from the Point of Beginning; thence South $47^{\circ}57'50''$ East 40 0 feet MORE OR LESS, to the Point of Beginning.

PARCEL II

Together with all of the right, title and interest of the grantor in and to the submerged lands lying adjacent to the above described parcel and extending to the centerline of Alligator Creek, which submerged lands were conveyed to grantor as a part of lands described in "Parcel C" in that certain deed made by W. & A. Construction Corporation, dated November 8, 1954, recorded in Deed Book 336, Page 436, of the Public Records of Sarasota County, Florida.

Exhibit "B" to Special Warranty Deed

Permitted Exceptions

- 1 Restrictions set forth in Deed recorded at Deed Book 300, Page 283, Public Records of Sarasota County, Florida
2. Corporate Permanent Easement in favor of Sarasota County recorded at O. R Book 1987, Page 1376, Public Records of Sarasota County, Florida