

Documentary Stamps \$0 00 - UNDER THREAT OF CONDEMNATION
Record \$10 50

Prepared by and return to
Peter T. Currin, Esq
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002122684 2 PGS

2002 JUL 29 05:49 PM

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#198542



WARRANTY DEED

THIS INDENTURE, made July 25, 2002, by and between COMMONS SARASOTA I, L C f/k/a Commons Halifax I, L C, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 1950 Lee Road, Suite 225, Winter Park, Florida 32789, and SARASOTA COUNTY PUBLIC HOSPITAL BOARD, a body corporate under the laws of the State of Florida, hereinafter referred to as Grantee, whose post office address is 1700 South Tamiami Trail, Sarasota, FL 34239

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, its heirs and assigns forever, the following described property situate in Sarasota County Florida

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein

Subject to restrictions, reservations, and easements of record, applicable governmental regulations, and taxes for the current year

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple, that it is free of encumbrances except as above stated, that Grantor has good right and lawful authority to convey same, and that Grantee shall have quiet enjoyment thereof Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns, any gender shall include all genders, the plural number the singular and the singular, the plural

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written

WITNESSES

Witness Name

DAVID C. BRENNAN

Witness Name

PERRY B. BELL

COMMONS SARASOTA I, L C
a Florida limited liability company

By

Rhonda J. Kanan
RHONDA J KANAN
As its Manager

STATE OF FLORIDA
COUNTY OF ~~SARASOTA~~ ORANGE

The foregoing instrument was acknowledged before me this 25th day of July 2002 by RHONDA J KANAN, as Manager of COMMONS SARASOTA I, L C, a Florida limited liability company, on behalf of the company She is personally known to me or has produced a FL DR LIC as identification If no identification is indicated, the above-named person is personally known to me

Peter T. Currin
Signature of Notary Public

PETER T CURRIN
Print Name of Notary Public

(Notary Seal)



PETER T. CURRIN
Notary Public, State of Florida
My Comm Exp May 6 2006
No DD022860

I am a Notary Public of the State of Florida
and my commission expires on 5-6-05

Exhibit "A"

The East 267 feet of Lot 12, together with Lots 14, 16, 18 and 20, Block B, A RESUBDIVISION OF BLOCK B PINE GROVE, as per Plat thereof, recorded in Plat Book 3, Page 93, of the Public Records of Sarasota County, Florida, LESS therefrom the road right of way for U S Highway 41
