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2002 OCT 22 04:41 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MMARDEN Receipt#232777
Doc Stamp-Deed: 15,400.00

Prepared by and return to:

Phillip A. Wolff, Esq.
Attorney at Law
Levin, Tannenbaum, Wolff, Band, Gates & Pugh
1680 Fruitville Road Suite 102
Sarasota, FL 34236

226

rec. 10-50
D/S 15400.00



Parcel ID # 0408-04-0129
File No.: 2530.7757.02
Will Call No.: 226/tjp

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Special Warranty Deed

This Warranty Deed made this 16th day of October, 2002 between

West Venice Avenue, LLC, Florida limited liability company
whose post office address is 1717 - 2nd Street, Suite A, Sarasota, FL 34236
grantor, and

Venice Avenue, LLC, a Florida limited liability company
whose post office address is 1901 S. Tamiami Trail, Venice, FL 34293
grantee:

(Whenever 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 corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to taxes for 2002 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise except taxes accruing subsequent to December 31, 2001.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Victoria Wallenberg

[Signature]
Witness Name: Melanie R Jendreski

West Venice Avenue, LLC
Florida limited liability company
By: RNF, Inc., a Florida corporation,
its Manager

By: [Signature]
Fred M. Starling, President

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 17th day of October, 2002 by Fred M. Starling, President of RNF, Inc., a Florida corporation, as Manager for West Venice Avenue, LLC, a Florida limited liability company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



MARILYN J. ROBERTS
MY COMMISSION # DD 091853
EXPIRES: May 22, 2006
Bonded Thru Budget Notary Services

[Signature]
Notary Public

Printed Name: MARILYN J ROBERTS

My Commission Expires: 5-22-06

PARCEL I:

Lots 1, 2, 3, 4, 5, 6, 7, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, Block 43, Gulf View Section of Venice, as recorded in Plat Book 2, Page 77, Public Records of Sarasota County, Florida, and the North ½ of the Vacated Alley abutting Lots 1 through 7, inclusive, on the South, and the South ½ of the Vacated Alley abutting Lots 21 through 37, inclusive, on the North.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at the Northeast corner of said Lot 1; thence South along the West right-of-way line of North Nassau Street, a distance of 250.00 feet to the Southeast corner of said Lot 37; thence N89 degrees 58'49"W along the North right-of-way line of West Venice Avenue, a distance of 425.00 feet to the Southwest corner of said Lot 21; thence North along the West line of said Lot 21 and the Northerly extension thereof, a distance of 125.00 feet to a point on the centerline of that certain closed alley, vacated by Resolution No. 221-70, recorded in Official Records Book 868, Page 251 of the Public Records of Sarasota County, Florida; thence S89 degrees 58'49"E along said centerline, a distance of 45.00 feet; thence North along the West line of said Lot 7 and the Southerly extension thereof, a distance of 125.00 feet to the Northwest corner of said Lot 7; thence S89 degrees 58'49"E along the South right-of-way line of West Tampa Avenue, a distance of 380.00 feet to the Point of Beginning.