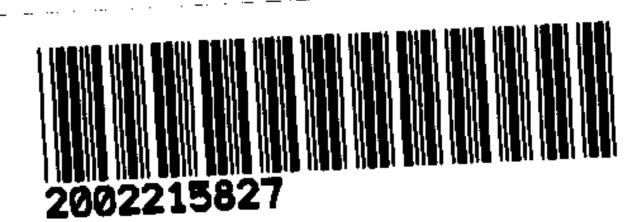
BOONE, BOONE & HINES, P.A.
ATTORNEYS AT LAW
P. O. BOX 1596
VENICE, FL 34284

Mucord 15.00 Docs 5600.00



PREPARED BY AND RETURN TO:

Legal Dept.
TAYLOR WOODROW COMMUNITIES
8430 Enterprise Circle, Suite 100, Bradenton, FL 34202

Property Tax I.D. No. 411090003

INSTRUMENT # 2002215027 3 PGS

2002 DEC 26 05:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

MTAYLOR Receipt#258543

Doc Stamp-Deed: 5,600.00

## **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED entered into and made effective as of the day of December, 2002 between SAWGRASS COMMERCIAL PARK, INC., a Florida corporation, hereinafter referred to as the "Grantor", which has an address of 501 S Park ST, Venice, FL 34285, and WATERFORD LAND GROUP, INC., a Florida corporation, hereinafter "Grantee", which has an address of 395 Commercial Court, Suite A, Venice, FL 34292.

## WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and Grantee's successors and assigns forever, all that certain parcel of land lying and being in the County of Sarasota, State of Florida, described as:

## See Exhibit "A" attached hereto.

SUBJECT TO reservations, restrictions, easements and all other matters of record and taxes for the year, 2003, and subsequent years.

TO HAVE AND TO HOLD the above described premises, unto the said Grantee, its successors and assigns, in fee simple forever.

AND GRANTOR does hereby covenant with said Grantee that Grantor has good right and lawful authority to sell and convey said land; and Grantor does hereby warrant 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 and under it but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed in its name by those thereunto duly authorized.

Witnesses:

SAWGRASS COMMERCIAL PARK, INC., a Florida corporation

R. MAX BURGE, President

Print name: MARGARET S. FROOK

Print name: Michael Thiller

LGL5304 (12/13/02)

INSTRUMENT # 2002215827
3 PGS

Margaret & Orsok.

NOTARY PUBLIC State of Florida at Large

Printed Name: MARGARET S. FROOK,
My Commission No:

My Commission Expires:

STATE OF FLORIDA
COUNTY OF SAKASSTA

The foregoing instrument was acknowledged before me this day of December, 2002 by R. Max Burge as President of Sawgrass Commercial Park, Inc., a Florida corporation, on behalf of the corporation, and he is <u>x</u> personally known to me or has produced as identification.

(Notarial Seal)

Margaret S. Frook
Commission # CC 998731
Expires Feb. 16, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

LGL5304 (12/13/02)

INSTRUMENT # 2002215827
3 PGS

## **EXHIBIT "A"**

Lots C, D, and E, TUSCANY COMMONS, according to the plat thereof, recorded in Plat Book 43, Page 28, of the Public Records of Sarasota County, Florida.

Being also described as a portion of:

4.

A parcel of land lying and being in Section 9, Township 39 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 9; thence N. 00°01'00" E., along the Easterly line of said Section 9 a distance of 2,280.43 feet; thence N. 89°37'28" W., a distance of 40.00 feet to the intersection of the Northerly right of way line of East Venice Avenue (Sarasota Co. R/W Map Project No. 8411 (85048)) and the Westerly right of way line of Auburn Road (O.R. Book 2243 at Page 1435, of the Public Records of Sarasota County, Florida) and to the Point of Beginning; thence N. 89° 37'28" W. along the said Northerly right of way line of said East Venice Avenue for the next three (3) calls a distance of 897.48 feet; thence S. 00°22'32" E., a distance of 4.00 feet; thence N. 89°37'28" W. a distance of 102.57 feet; thence N 00°01'00" E., along a line that is 1000 feet Westerly of and parallel with the said Westerly right of way of Auburn Road a distance of 869.00 feet; thence S 89°37'28" E., a distance of 1000.02 feet to the intersection with the said Westerly right of way line of Auburn Road; thence S 00°01'00" W., along the said Westerly right of way line of Auburn Road a distance of 865.00 feet to the Point of Beginning.

Being also described as a portion of:

Tract "A", SAWGRASS COMMERCIAL PARK, according to the plat thereof, recorded in Plat Book 42, Pages 21 and 22, Public Records of Sarasota County, Florida