

Record 15.00  
Docs 5600.00



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2002215827 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

PREPARED BY AND RETURN TO:  
Legal Dept.  
TAYLOR WOODROW COMMUNITIES  
8430 Enterprise Circle, Suite 100, Bradenton, FL 34202

Property Tax I.D. No. 411090003

Return: 056

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

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED entered into and made effective as of the 20<sup>th</sup> 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

Margaret S. Froom  
Print name: MARGARET S. FROOM

R. Max Burge  
R. MAX BURGE, President

Michael T. Miller  
Print name: Michael T. Miller

INSTRUMENT # 2002215827

3 PGS

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 26<sup>th</sup> 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 X 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.

Margaret S. Frook

NOTARY PUBLIC State of Florida at Large

Printed Name: **MARGARET S. FROOK**

My Commission No:

My Commission Expires:

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:

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