

19.88
6,562.50

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Returns to Norton, Hammersley/Don 4443-13

This Instrument Prepared by:
Sam D. Norton, Esq.
NORTON, HAMMERSLEY, LOPEZ &
SKOKOS, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

RECORDED IN OFFICIAL RECORDS (3)
INSTRUMENT # 2003026050 4 PGS
2003 FEB 10 05:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#276691
Doc Stamp-Deed: 6,562.50



WARRANTY DEED

This Warranty Deed is made this 31st day of January, 2003, by **WILLIAM A. SABA**, of the County of Sarasota, in the State of Florida, hereinafter referred to as "Grantor," to **WPC PROPERTIES, L.L.C., a Florida limited liability company**, whose Tax Identification Number is _____, and whose post office address is 3301 Whitfield Ave, Sarasota, Florida 34243, hereinafter referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee his heirs and assigns forever the following described real property in Sarasota County, Florida:

SEE EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The Data Processing Number of the above described real property is 0063-14-0002.

Subject to valid easements, reservations and restrictions of record, governmental regulations, and real property taxes for the 2003 year, and all subsequent years, as well as all other matters and items set forth in Exhibit "B," attached hereto and incorporated herein by this reference.


Grantor does hereby certify that Grantor has never resided upon the above-described property, or any contiguous property, and that the above-described property does not now and has never in the past constituted Grantor's homestead.

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; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

INSTRUMENT # 2003026050
4 PGS

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:


Print Name: Sam D. Norton


William A. Saba
WILLIAM A. SABA

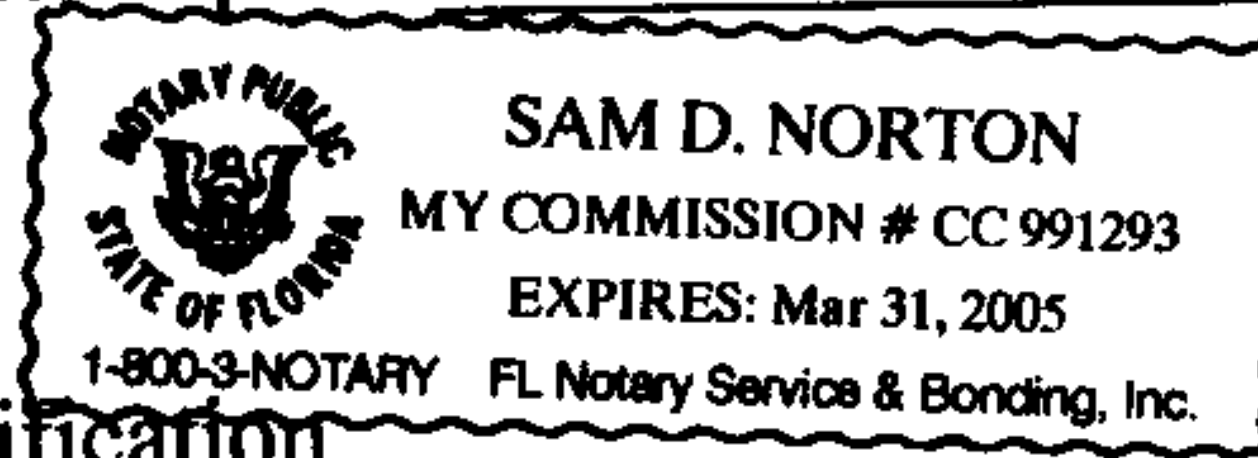

Print Name: Pam Montesinos

Address: 240 South Pineapple Avenue, Suite 702
Sarasota, Florida 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31st day of January, 2003, by William A. Saba.


Notary Public
Print Name: _____
My Commission Expires: _____



Personally Known (OR) Produced Identification _____
Type of identification produced _____

INSTRUMENT # 2003026050
4 PGS

EXHIBIT "A"

All of Grantor's undivided 50% interest in and to the following described real property:

Lots 1225A, 1226A, 1227A and 1228A, Replat of parts of Units 10 and 11, SARASOTA SPRINGS, as per Plat thereof recorded in Plat Book 10, Pages 88 and 88A, of the Public Records of Sarasota County, Florida.

LESS the Northerly five feet (5') and the Easterly five feet (5') of the above described parcel of land; and

LESS all that part of said parcel lying South of a line fifty feet (50') North of and parallel with the South line of Township 36 South, Sarasota County, Florida, less any existing Bee Ridge Road Right-of-Way; and

LESS a parcel of land twenty feet (20') wide by twenty feet (20') long located in the Northwesterly corner of the above described parcel of land.

EXHIBIT "B"

Additional Exceptions to Title

- (1) Restrictions, conditions, reservations, easements, and other matters contained on the Plat of a Replat of Units No. 10 and 11, Sarasota Springs Subdivision, as recorded in Plat Book 10, Pages 88 and 88A, Public Records of Sarasota County, Florida;
- (2) Water and Sewage Extension Agreement with Atlantic Utilities Corporation, a Florida corporation, recorded in Official Records Book 1537, Page 914, Public Records, Sarasota County, Florida;
- (3) Easement of Atlantic Utilities Corporation recorded in Official Records Book 1602, Page 0216, Public Records, Sarasota County, Florida;
- (4) Sarasota County Resolution of Right-of-Way Dedication recorded in Official Records Book 2379, Page 1311, Public Records, Sarasota County, Florida; and
- (5) Mortgage dated July 31, 1996, in the original principal sum of \$865,000.00, from Walter G. Mills and William A. Saba, jointly and severally, to Century Bank, F.S.B., recorded July 31, 1996, in Official Records Book 2876, Page 111, Assignment of Rents, Lease and Profits recorded in Official Records Book 2879, Page 129, and UCC Financing Statement recorded in Official Records Book 2879, Page 136; Assignment of Note, Mortgage, and other Loan Documents from Century Bank, F.S.B to The Huntington National Bank, recorded in Official Records Instrument #1999018491, Mortgage Modification and Extension Agreement increasing the principal sum to \$975,000.00, recorded in Official Records Instrument #1999018492, and UCC Financing Statement recorded in Official Records Instrument #1999018493, Public Records, Sarasota County, Florida.