

Rec Fees 19.50  
Doc Stamps 21,700.00  
Int Tax \_\_\_\_\_

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2003200521 4 PGS  
2003 OCT 02 12:26 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
DCOURSEY Receipt#382540

✓ PREPARED BY AND RETURN TO:  
SCOTT W. DUNLAP, ESQ.  
Florida Bar #0471844  
Dunlap & Moran, P.A.  
22 South Links Avenue, #300  
Sarasota, FL 34236  
941) 366-0115  
File No: 6368-10

Doc Stamp-Deed: 21,700.00



**WARRANTY DEED**

This Warranty Deed is made by JORA ASSOCIATES, a Florida general partnership, hereinafter referred to as "Grantor," to MBKK PROPERTIES, LTD., a Florida limited partnership, whose post office address is: c/o Sarasota Commercial Management, Attn: Mindy Parker, 1937 Golf Street, Sarasota, FL 34236, hereinafter referred to as "Grantee."

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 conveys to Grantee the following described real property in Sarasota County, Florida:

See Exhibit "A" annexed hereto and incorporated herein by reference

The Property Appraiser's Parcel Identification Number of the above-described real property is 2039-09-0095.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

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.

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Executed on September 30, 2003.  
WITNESSES:

JORA ASSOCIATES, a Florida  
general partnership

By: Joseph Hamilton Revocable  
Living Trust, a general  
partner

  
Witness Signature

Print Name Scott W. Dunlap

By: 

JOSEPH HAMILTON, as  
Trustee

  
Witness Signature

Print Name Ted PARKER

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on  
September 30, 2003, by JOSEPH HAMILTON, as Trustee of the Joseph  
Hamilton Living Trust, as General Partner of Jora Associates, a  
Florida general partnership, who is (Notary choose one) [☒]  
personally known to me, or [☐] who has produced  
\_\_\_\_\_ as identification.

  
Notary Public

Print Name:

My Commission Expires:

DHR:dhr\ -re\F:\Docs\ -RE\6368-10\Documents.doc

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Scott W. Dunlap  
MY COMMISSION # DD054690 EXPIRES  
September 4, 2005  
BONDED THRU TROY FAIN INSURANCE, INC.

## Exhibit "A"

Begin at the Northwest corner of Lot 15, Block K, GRANADA SUBDIVISION, as recorded in Plat Book 1, Pages 57 and 58, of the public records of Sarasota County, Florida; thence North  $89^{\circ} 57'31''$  East, along the Southerly right-of-way of Siesta Road, 221.86 feet being 30 feet to centerline; thence South  $00^{\circ} 02'29''$  East, 1.50 feet; thence North  $89^{\circ} 57'31''$  East, 8.50 feet; thence South  $45^{\circ} 01'01''$  East, 12.01 feet to the Westerly right-of-way line of Osprey Avenue, being 30 feet to centerline; thence South along said right-of-way line, 215.00 feet; thence West 15.00 feet to the West line of Official Records Book 955, pages 641 through 644; thence South along said West line 149.99 feet; thence North  $89^{\circ} 56'48''$  West, 196.05 feet to the Easterly line of said GRANADA SUBDIVISION; thence South  $04^{\circ} 11'09''$  West, 7.33 feet to the South line of the North 20 feet of Lot 8, Block K, of said GRANADA SUBDIVISION; thence South  $89^{\circ} 56'50''$  West, along said South line, 110.83 feet to the Easterly right-of-way line of Almeria Avenue, also being the West line of Block K, of said GRANADA SUBDIVISION; thence along said West line of Block K, North  $04^{\circ} 13'33''$  East, 278.11 feet to the Southwest corner of Lot 14 of said GRANADA SUBDIVISION; thence North  $89^{\circ} 56'57''$  East, along the South line of said Lot 14, 55.46 feet to the Southeast corner of said Lot 14; thence North  $04^{\circ} 09'05''$  East, along the East line of said Lot 14, 104.91 feet to the Point of Beginning, lying and being in Section 36, Township 36 South, Range 18 East, Sarasota County, Florida.

LESS the following described four Parcels:

## PARCEL A:

Lot 8, less the South 32 feet thereof and Lot 9 and the South 12.7 feet of Lot 10, Block "K", GRANADA SUBDIVISION, as shown by the plat recorded in Plat Book 1, Pages 57 and 58, of the public records of Sarasota County, Florida; less the following:

Commence at the Southeast corner of said Lot 8; thence run North  $04^{\circ} 11'09''$  East, along the East line of said GRANADA SUBDIVISION, a distance of 52.00 feet to the Point of Beginning, said point being a concrete monument at the Southeast corner of the above described parcel; thence continue North  $04^{\circ} 11'09''$  East along said East line, a distance of 84.53 feet to a concrete monument at the Northeast corner of the described parcel; thence South  $89^{\circ} 56'50''$  West, along the North line of the above described parcel, a distance of feet to a concrete monument; thence South  $02^{\circ} 10'00''$  West, a distance of 84.37 feet to a concrete monument at the intersection of the South line of the above described parcel; thence North  $89^{\circ} 56'50''$  East, along the South line of the above described parcel, a distance of 10.83 feet to the Point of Beginning.

## PARCEL B:

Begin at the Southwest corner of Lot 11, Block "K", GRANADA SUBDIVISION, as per plat thereof recorded in Plat Book 1, Pages 57 and 58, of the public records of Sarasota County, Florida; thence North along Almeria Avenue, 25.4 feet to a cement marker, thence East parallel to the North line of Lot 11, 110.54 feet, more or less, to a cement marker, thence South 64.7 feet to a cement marker, thence West and parallel to the North line of Lot 9, Block "K", GRANADA, 110.90 feet, more or less, to a cement marker, thence North along Almeria Avenue, 39.2 feet to the Point of Beginning, less the following:

Begin at the Northeast corner of the above parcel; thence South  $04^{\circ} 11'09''$  West, along the East line of said GRANADA SUBDIVISION, a distance of 64.43 feet to the Southeast corner of the above parcel; thence South  $89^{\circ} 56'50''$  West, along the South line of the above parcel, a distance of 13.81 feet to a concrete monument; thence North  $02^{\circ} 10'00''$  East, a distance of 64.30 feet to a concrete monument at the intersection of the North line of the above parcel; thence North  $89^{\circ} 56'50''$  East, along said North line, a distance of 16.08 feet to the Point of Beginning.

## PARCEL C:

Lot 12, LESS the North 13.8 feet and Lot 11, LESS the South 25.4 feet, Block K, GRANADA SUBDIVISION, as per plat thereof recorded in Plat Book 1, Pages 57 and 58, of the Public Records of Sarasota County, Florida, less the following:

Begin at the Northeast corner of the above described parcel; thence run South  $04^{\circ} 11'09''$  West, along the East line of

**Exhibit "A"**

said GRANADA SUBDIVISION, 64.44 feet to the Southeast corner of the above described parcel; thence South 89° 56'50" West, along the South line of the above described parcel, a distance of 16.06 feet to a concrete monument; thence North 02° 10'00" East, a distance of 64.33 feet to a concrete monument at the intersection of the North line of the above described parcel; thence North 89° 59'50" East, along the North line of the above described parcel, a distance of 18.34 feet to the Point of Beginning.

**PARCEL D:**

Lot 13, and the North 13.8 feet of Lot 12, Block K, GRANADA SUBDIVISION, as shown by the plat recorded in Plat Book 1, Page 57, of the Public Records of Sarasota County, Florida, less the following:

Begin at the Northeast corner of said Lot 13; thence run South 04° 11'09" along the East line of said Granada Subdivision, 64.69 feet to the Southeast corner of the above described parcel; thence South 89° 59'50" West along the South line of the above described parcel, a distance of 18.34 feet to a concrete monument; thence North 02° 10'00" East, 64.54 feet to a concrete monument at the intersection of the North line of said Lot 13; thence South 89° 56'57" East, along said North line, 20.62 feet to the Point of Beginning.

ALL OF THE ABOVE DESCRIPTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**(SIMPLE SAM PLAZA PARCEL)**

Begin at the Northwest corner of Lot 15, Block K, GRANADA SUBDIVISION, as recorded in Plat Book 1, Pages 57 and 58, of the Public Records of Sarasota County, Florida; thence North 89° 57'31" East, along the Southerly right-of-way of Siesta Drive, 221.86 feet, being 30 feet to the centerline; thence South 00° 02'29" East, 1.50 feet; thence North 89° 57'31" East, 8.50 feet; thence South 45° 01'01" East, 12.01 feet to the Westerly right-of-way of Osprey Avenue, being 30 feet to the centerline; thence South along said right-of-way line, 215.00 feet; thence West, 15.00 feet to the West line of a parcel described in document recorded in Official Records Book 955, Pages 641 through 644; thence South along said line, 149.99 feet; thence North 89° 56'48" West, 196.05 feet to the Easterly line of said Granada Subdivision; thence South 04° 11'09" West, 7.33 feet to the South line of the North 20 feet of Lot 8, Block K, of said Granada Subdivision; thence South 89° 56'50" West, along said South line, 10.83 feet; thence North 02° 10'00" East, 277.54 feet to a point on a line between Lots 13 and 15, Block K, Granada Subdivision; thence South 89° 56'57" West, along the line between Lots 13 and 15, a distance of 34.54 feet to the Southwest corner of said Lot 15; thence North 04° 09'05" East, along the West line of said Lot 15, 104.91 feet to the Point of Beginning, lying and being in Section 31, Township 36 South, Range 18 East, Sarasota County, Florida.

**INSTRUMENT # 2003200521**

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