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This Instrument Prepared By:
John D. Dumbaugh, Esq.
✓ **SYPRETT, MESHAD, RESNICK & LIEB**
1900 Ringling Blvd.
Sarasota, FL 34236
File No: 15900.006

PARCEL I.D #0046-01-0001

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003234355 3 PGS
2003 NOV 20 04:16 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RAGIORDA Receipt#403182

Doc Stamp-Deed: 0.70



WARRANTY DEED

THIS WARRANTY DEED made the 17th day of November, 2003, by **SARASOTA GATEWAY ASSOCIATES, LLLP, a Florida limited liability limited partnership, (f/k/a Sarasota Gateway Associates, Ltd., a Florida limited partnership)**, hereinafter called the grantor, whose post office address is 401 N. Cattlemen Road, Suite 100, Sarasota, FL 34232, to **SARASOTA GATEWAY BUILDING C, LLLP, a Florida limited liability limited partnership**, whose post office address is 401 N. Cattlemen Road, Suite 100, Sarasota, FL 34232, hereinafter called the grantee.

(Wherever 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 corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) and **no other** valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Nominal Documentary Stamp Tax is due on this transfer as the Grantee is not a purchaser within the meaning of Sec. 201.02(1), F. S., and pursuant to Kuro, Inc. v. State of Florida, DOR, 23 FLW D1209, and the owners of the beneficial interests in the Grantor and the Grantee are the same.

Grantor warrants that the property described in Exhibit "A" is free and clear and unencumbered.

Subject to reservations, easements of record, governmental zoning, rules and regulations; taxes and assessments for the current and subsequent years.

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.

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AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

Sarasota Gateway Associates, LLLP, a Florida limited liability limited partnership

By: Sarasota Gateway Associates, Inc., a Florida corporation, General Partner

By: John W. Meshad
John W. Meshad, President

John D. Dumbough
Print Name: John D. Dumbough

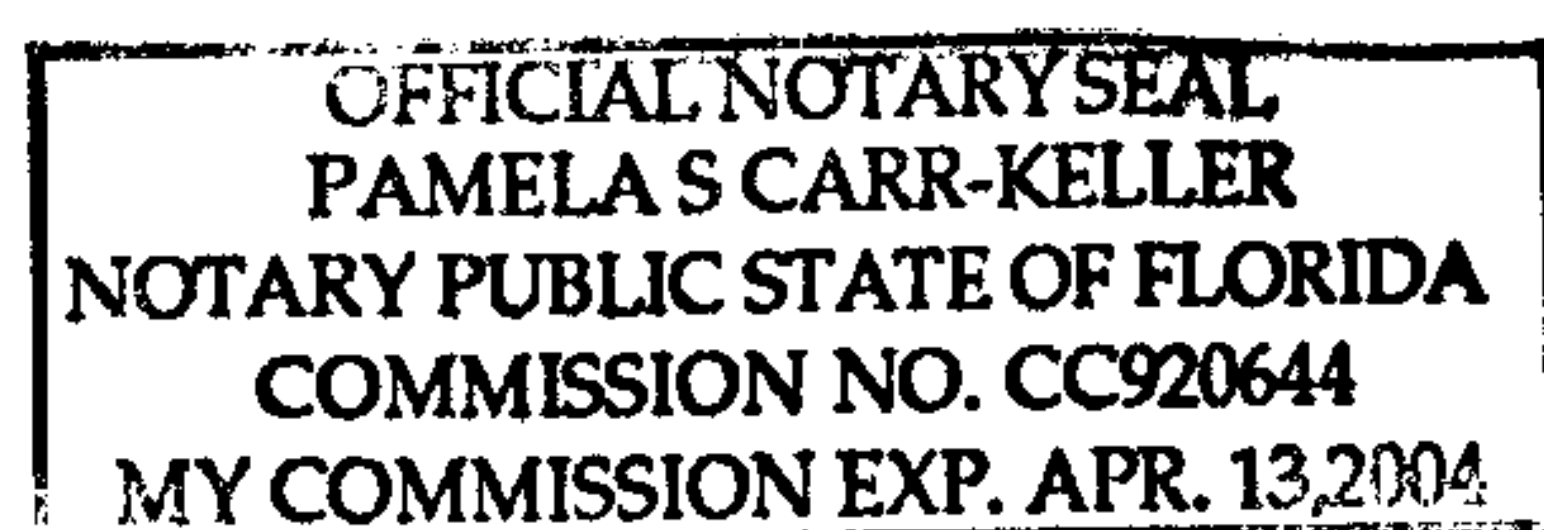
Pamela S. Carr-Keller
Print Name: PAMELA S. CARR-KELLER

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by John W. Meshad, as President of Sarasota Gateway Associates, Inc., a Florida corporation, as General Partner of Sarasota Gateway Associates, LLLP, a Florida limited liability limited partnership, who is/are personally known to me or has produced _____
(personally known) as identification.

Witness my hand and official seal in the county and state last aforesaid this 17th day of November, 2003.

(SEAL)



Pamela S. Carr-Keller
Notary Public
Name: _____
Serial #: _____
Commission Expires: _____

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EXHIBIT "A"

SOUTHEAST CORNER OF RICHARDSON ROAD AND NORTH CATTLEMAN ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 38, PARCEL 7

A TRACT OF LAND IN SECTION 24, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 5, GATEWAY TO SARASOTA, PHASE 1, RECORDED IN PLAT BOOK 39, PAGES 12 AND 12A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S88°31'43"W, ALONG THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 395.22 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE N00°24'38"E, A DISTANCE OF 565.04 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 62.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH CATTLEMAN ROAD, PER WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2993 AT PAGE 96, SAID PUBLIC RECORDS, (THE FOLLOWING TWO CALLS ARE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE S89°35'22"E, A DISTANCE 66.33 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET AND A CENTRAL ANGLE OF 66°53'55"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 898.83 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N06°55'05"E, A RADIAL DISTANCE OF 785.40 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°13'51", A DISTANCE OF 30.58 FEET; THENCE S00°11'46"W, A DISTANCE OF 114.54 FEET; THENCE S05°28'29"W, A DISTANCE OF 94.8 FEET; THENCE S11°47'44"W, A DISTANCE OF 294.70 FEET; THENCE S24°26'14"W, A DISTANCE OF 30.95 FEET; THENCE N89°49'29"W, A DISTANCE OF 110.30 FEET; THENCE S30°45'29"W, A DISTANCE OF 498.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.38 ACRES, MORE OR LESS.