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Prepared by and Return to:
GIBSON & KOHL- HELBIG, P.L.
Lauren Kohl-Helbig
1800 Second Street, Suite 901
Sarasota, Florida 34236
Our File Number: 3378



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004010394 1 PG
2004 JAN 20 03:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
RAGIORDA Receipt#424963

Doc Stamp-Deed: 4,550.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Sarasota)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this January 19, 2004 between COMMERICAL DEVELOPMENT SERVICES, INC., a Florida Corporation, whose mailing address is: 7015 E. Professional Parkway, Sarasota, FL 34240, party of the first part, and FAWEMA PACKAGING MACHINERY, INC., a Florida Corporation, whose mailing address is: 1199 Tallevast Road, Sarasota, Florida 34243, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of Six Hundred Fifty Thousand dollars & no cents, \$650,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

THE WEST 200 FEET OF THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE DUE EAST ALONG NORTH LINE OF SAID SECTION 6 A DISTANCE OF 1363.21 FEET; THENCE SOUTH 0° EAST ALONG THE CENTER LINE OF FORMER SEABOARD AIRLINE RAILROAD 2592.18 FEET; THENCE SOUTH 89° EAST ALONG NORTH LINE OF DESOTO ROAD 1821.53 FEET TO THE PRINCIPAL PLACE OF BEGINNING. THENCE SOUTH 89° EAST ALONG SAID NORTH LINE OF DESOTO ROAD 800 FEET; THENCE NORTH 0° EAST 250 FEET; THENCE NORTH 89° WEST 800 FEET; THENCE SOUTH 0° WEST 250 FEET TO THE PRINCIPAL PLACE OF BEGINNING.

THIS PARCEL IS ALSO KNOWN AS LOT 5, HALFACRE INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 28, PAGE 20, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 19 day of January, 2004.

Signed, sealed and delivered in the presence of:

Signature: [Signature]
ALISON H. HASKINS
Print witness # 1 name

Signature: [Signature]
Lauren Kohl-Helbig
Print witness # 2 name

COMMERICAL DEVELOPMENT SERVICES, INC.

By: [Signature]
Print Name: JOHN COX
Title: President

State of FLORIDA
County of SARASOTA

I am a notary public for the State of FLORIDA and my commission expires: _____ THE FOREGOING INSTRUMENT was acknowledged before me this 19 day of January _____, 2004 by JOHN COX, President of COMMERICAL DEVELOPMENT SERVICES, INC. who is personally known to me or who has produced _____ as identification and did take an oath.

[Signature]
Notary Public
Print Notary Name
Notary Seal

