

3 Recd 27.00
Stamp 23,100.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004146995 3 PGS
2004 JUL 28 03:15 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#506007

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This instrument prepared by:
Curtis D. Hamlin, Esq.
Porges, Hamlin, Knowles & Prouty, P.A.
Post Office Box 9320
Bradenton, Florida 34206
File No.: 1344-63

Doc Stamp-Deed: 23,100.00



WARRANTY DEED

This Warranty Deed made and executed on the 26th day of July, 2004 by SUNTOSHI, INC., a corporation existing under the laws of the State of Florida, and having its principal place of business at 7573 Fairlinks Court East, Sarasota, FL 34243, hereinafter called the Grantor, to MAGANBHAI PATEL and KALAVATIBEN PATEL, husband and wife, (Social Security Nos. _____ and _____) hereinafter called the Grantees, whose post office address is 4800 North Tamiami Trail, Sarasota, FL 34234.

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release and confirm unto the Grantees, all that certain land situated in Sarasota County, Florida, viz:

See Exhibit "A" attached hereto and by reference made a part hereof.

(Property I. D. 2001150038)

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 Grantor hereby covenants with said Grantees that it is lawfully seized of said land in fee simple; that it has good 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 whomsoever; and that said land is free of all encumbrances except real estate taxes for the year 2004 and subsequent years and all valid easements, restrictions and reservations of record.

In Witness Whereof, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly

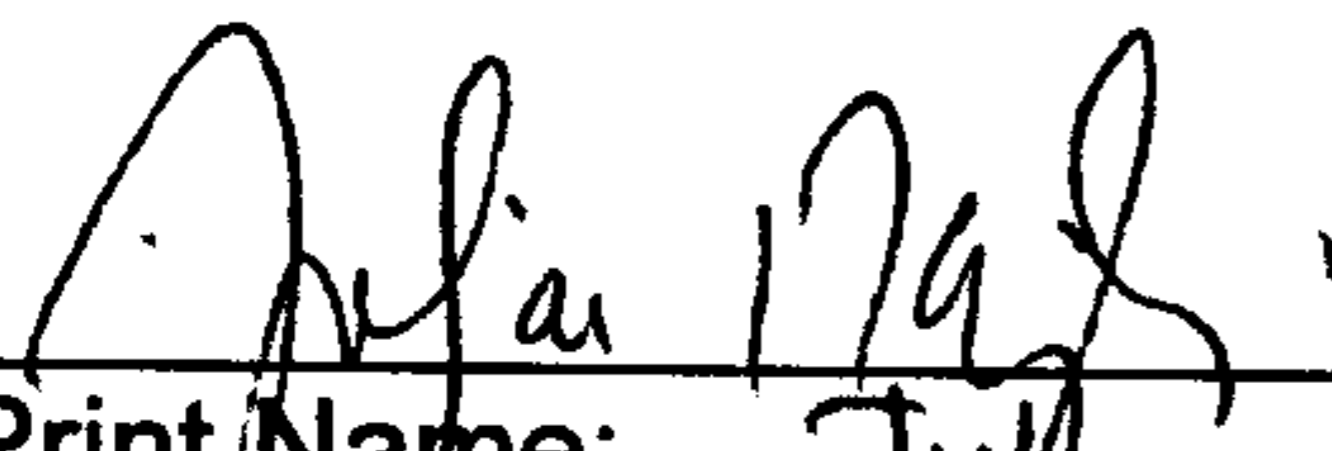
authorized, the day and year first above written.

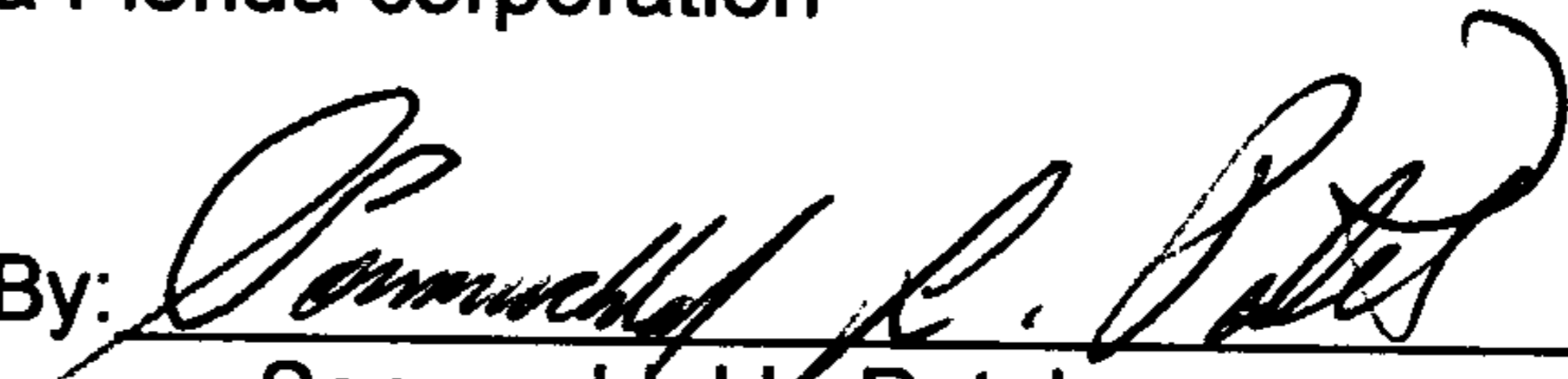
INSTRUMENT # 2004146995

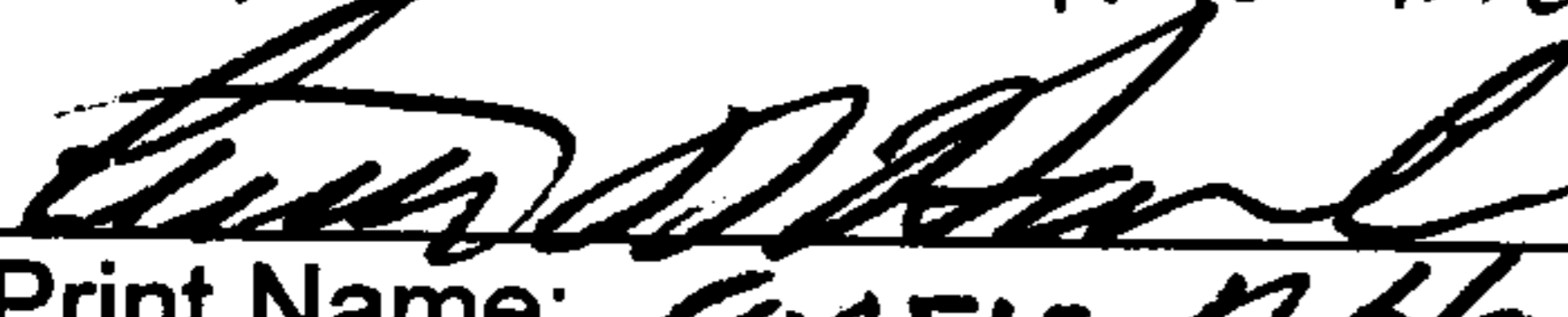
3 PGS

Signed, sealed and delivered
in the presence of:

SUNTOSHI, INC.,
a Florida corporation

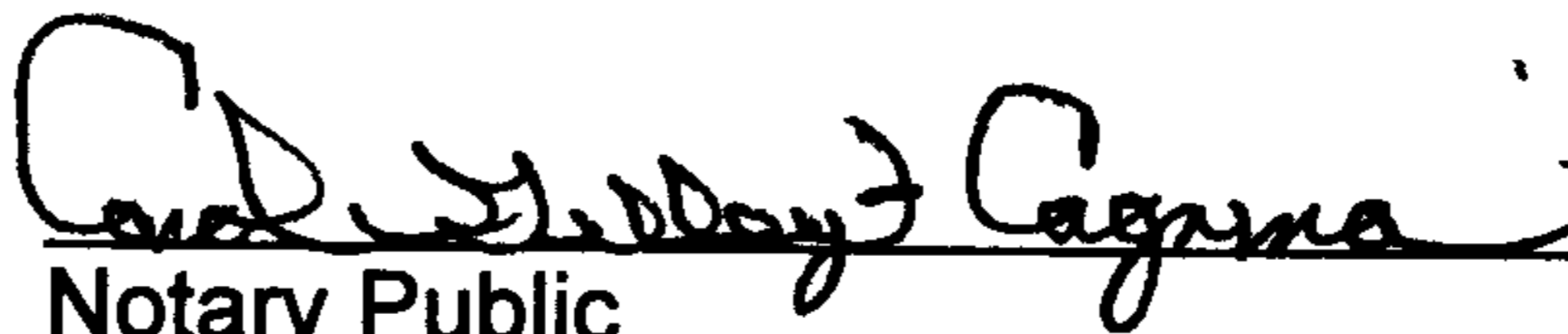

Print Name: JULIAN MAZILLI

By: 
Sonmuchi L. Patel
President


Print Name: CURTIS HAMILTON

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 26th day of July, 2004, by Sonmuchi L. Patel, as President of SUNTOSHI, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.


Notary Public
CAROL GILLEY-CAGNINA
(Type or Print Notary Name Here)
Notary Commission Number: _____

My commission expires:



Carol Gilley-Cagnina
My Commission DD094868
Expires March 03, 2006

EXHIBIT "A"

INSTRUMENT # 2004146995
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PARCEL 1:

A parcel of land situated in Section 1, Township 36 South, Range 17 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the intersection of the North line of Broadway Court of Indian Beach as recorded in Plat Book 1, Page 161, of the Public Records of Sarasota County, Florida, with the Easterly R/W line of Tamiami Trail (U.S. 41); thence North 16° 57'00" West along the said Easterly R/W line of Tamiami Trail 173.30 feet for a Point of Beginning; thence continue North 16° 57'00" West 175.39 feet; thence South 89° 57'04" East 540.82 feet to the Westerly R/W line of vacated Armstrong Avenue (30' wide vacated R/W); thence South 00° 09'00" West along said Westerly R/W line, 167.52 feet; thence North 89° 58'32" West 489.25 feet to the Point of Beginning.

Together with the Westerly fifteen feet (15') of that portion of the vacated thirty foot (30') wide right-of-way of Armstrong Avenue abutting the above described parcel and which right-of-way was vacated by Ordinance No. 83-2683 of the City of Sarasota as recorded in Official Records Book 1595, Page 1681, of the Public Records of Sarasota County, Florida.

Intended to be the same premises as described in Special Warranty Deed dated December 16, 1988 by NCNB National Bank of Florida, as Grantor, to Sonmuchlal L. Patel and Ramila S. Patel, Husband and Wife, as recorded in Official Records Book 2085, Page 1904, of the Public Records of Sarasota County, Florida.

PARCEL 2:

Together with non-exclusive easements for the benefit of Parcel 1 as set forth in Easement Agreement between North United Methodist Church of Sarasota, Inc. and Suntoshi, Inc. dated April 22, 1991 and recorded April 30, 1991 in Official Records Book 2293, Page 923, of the Public Records of Sarasota County, Florida.