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Prepared by:
Icard, Merrill, Cullis, Timm, Furen & Ginsburg P.A.
Icard, Merrill, Cullis, Timm, Furen & Ginsburg P.A.
2033 Main Street, Suites 500 & 600
Sarasota, Florida 34237

File Number: 47777-66171

PLS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004172214 2 PGS
2004 SEP 03 10:37 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DMANNING Receipt#520744

Doc Stamp-Deed: 5,880.00



General Warranty Deed

Made this September 2, 2004 A.D. by **Commercial Refrigerator Door Company, a Florida corporation**, 6200 Porter Road, Sarasota, FL 34240, hereinafter called the "Grantor", to **American Partners, LLC, a Florida limited liability company**, whose post office address is: 1901 Cattleman Road, Sarasota, FL 34232, hereinafter called the "Grantee":

(Whenever used herein the term "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 corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and 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, viz:

See the real property described in Schedule "A" attached hereto and by reference made a part of this General Warranty Deed (the "Property").

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for the current year.

Parcel ID#: 0237-05-0001


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the Property, in fee simple forever.

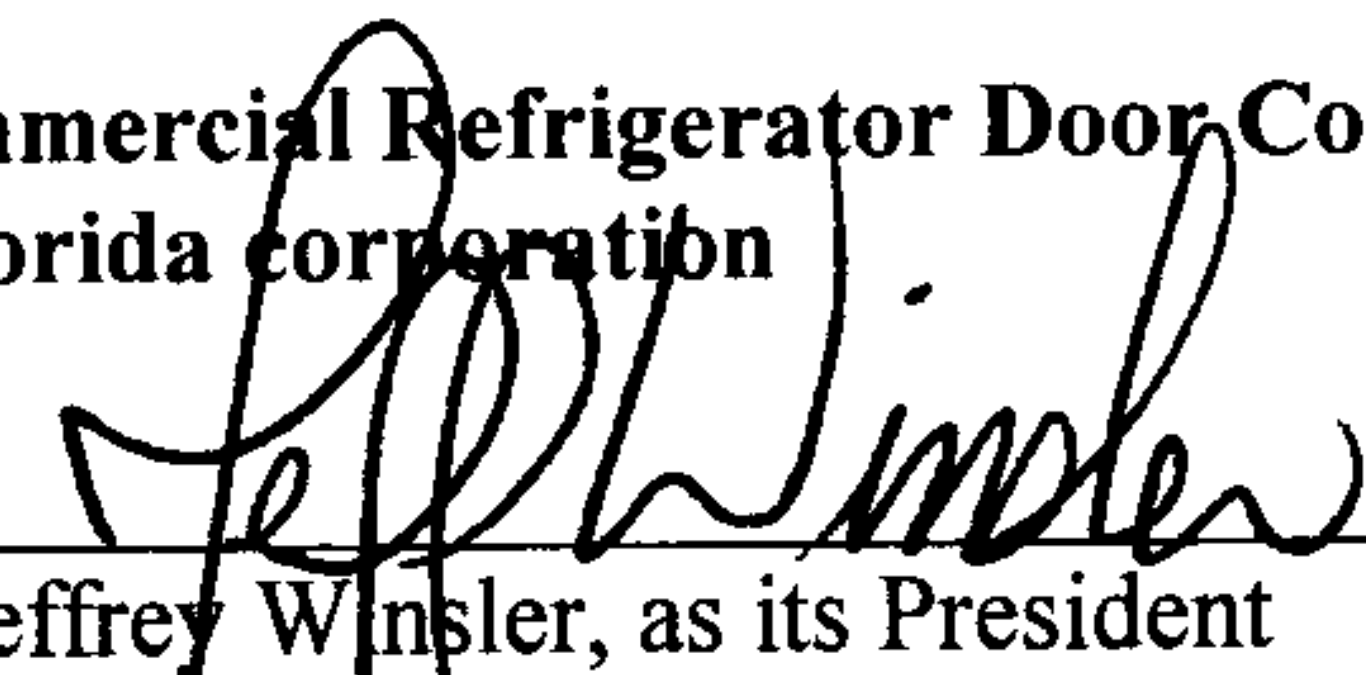
And the Grantor hereby covenants, warrant and represents to Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good and lawful right and authority to sell and to convey the Property to Grantee, that the grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that said Property is free and clear from any and all liens and encumbrances of any nature whatsoever excepting those provided for herein.

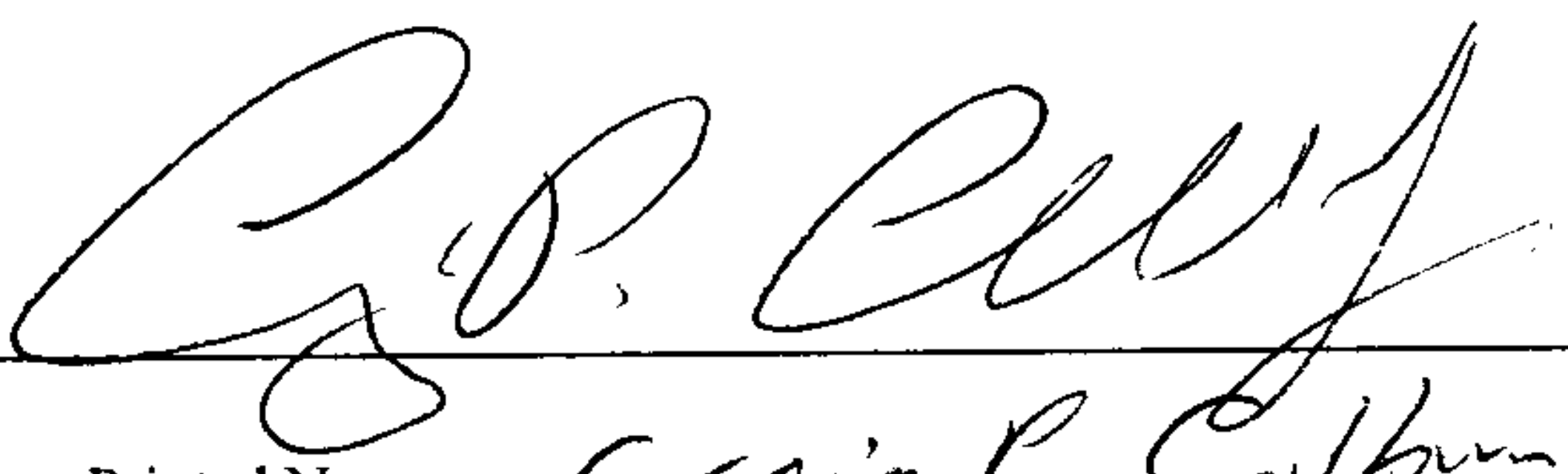
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name ROBERT E. MESSICK

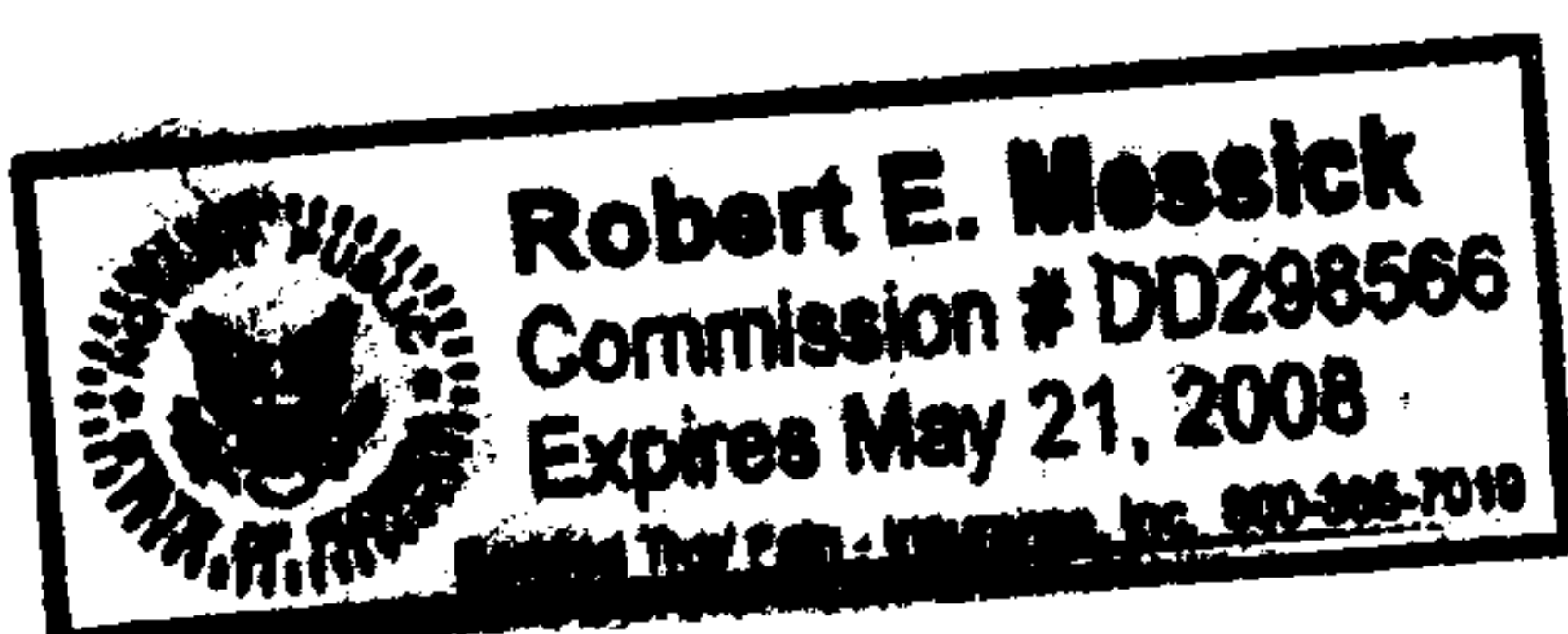
Commercial Refrigerator Door Company,
a Florida corporation

By:  (Seal)
Jeffrey Winsler, as its President
Address: 6200 Porter Road, Sarasota, FL 34240


Witness Printed Name Craig P. Culbun, Jr.

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 2nd day of September, 2004, by Jeffrey Winsler in his capacity as President of Commercial Refrigerator Door Company, a Florida corporation, who is personally known to me or who has produced as identification.




Notary Public
Print Name: _____

My Commission
Expires: _____

EXHIBIT "A"

Legal Description

INSTRUMENT # 2004172214
2 PGS

A parcel of land lying in Section 30, Township 36 South, Range 19 East, Sarasota County, Florida and being a part of Lot 58 of Palmer Farms Second Unit as recorded in Plat Book 3, Page 21, of the Official Records of Sarasota County Florida and part of abandoned Atlantic Coast Line Railroad right of way, described as: Commencing at the Northwest corner of said Lot 58, said Point of Commencement being at the intersection of the South line of Palmer Boulevard with the East line of Paschal Lane; thence South 85 degrees 10'40" East along the South line of Palmer Boulevard, a distance of 656.81 feet to the Point of Beginning; thence South 85 degrees 10'40" East 260.25 feet along the South line of Palmer Boulevard to the centerline of a Florida Power and Light Company right of way; thence South 01 degrees 35'12" West 626.60 feet along the centerline of said right of way as recorded in Official Records Book 344, Page 277, Official Records of Sarasota County, Florida; thence North 80 degrees 22'34" West 323.95 feet along the centerline of abandoned Atlantic Coastline Railroad right of way; thence North 02 degrees 38'27" East 548.92 feet along the East line of Porter Road; thence North 48 degrees 43'53" East 69.35 feet along the East line of Porter Road to the Point of Beginning.

Less and Except lands conveyed to Sarasota County, Florida, by Deed recorded in Official Records Book 2074, Page 2040, Public Records of Sarasota County, Florida.

Together With Access Easement described as follows:

A parcel of land lying in Section 30, Township 36 South, Range 19 East, Sarasota County, Florida and being of the South one half of abandoned Atlantic coastline Railroad right of way; described as: Commencing at the Northwest corner of Lot 58 of Palmer Farms Second Unit as recorded in Plat Book 3, Page 20 of the Official Rrecords of Sarasota Couty, Florida; thence South 85 degrees 10'40" East along the South line of Palmer Boulevard, a distance of 656.81 feet; thence South 48 degrees 43'53" West 69.35 feet along the East line of Porter Road; thence South 02 degrees 38'27" West 548.92 feet along the East line of Porter Road to the Point of Beginning; thence South 02 degrees 38'27" West 65.49 feet along the East line of Porter Road; thence South 80 degrees 22'34" East 325.17 feet along the South line of abandoned Atlantic Coast Line Railroad right of way; thence North 01 degrees 35'12" East 65.64 feet to the centerline of said abandoned railroad right of way; thence North 80 degrees 22'34" West 323.95 feet along the centerline of said abandoned railroad right of way to the Point of Beginning.