

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005052646 1 PG
2005 MAR 15 05:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
GBURCH Receipt#597154

Prepared by (without the benefit of title search)
and return to:
Jerome S. Levin
Attorney at Law
Levin, Tannenbaum, Wolff, Band, Gates & Pugh
1680 Fruitville Road Suite 102
Sarasota, FL 34236
941-316-0111
File Number: 271.11532

Doc Stamp-Deed: 0.70

Parcel I.D. # 97-05-0013

THIS DEED IS PURSUANT TO THE COMPLETION OF AN APPROVED 1031 EXCHANGE.
DOCUMENTARY STAMPS FOR THE PROPERTY VALUE OF \$820,000.00 HAVE BEEN PAID ON THE
DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT #537440 OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA.

[Space Above This Line For Recording Data]

Special Warranty Deed



This Special Warranty Deed made this 25th day of February, 2005 between The Real Estate Parking Company, a Florida corporation, whose post office address is 100 Wallace Avenue, Suite 100, Sarasota, Florida 34237, grantor, and John M. Proctor and Laura J. Proctor, husband and wife, whose post office address is 722 Siesta Drive, Sarasota, FL 34242, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida**, to-wit:

**Lot No. 13, Indus Park, as per plat thereof recorded in Plat Book 25, Pages 35 and 35A,
of the Public Records of Sarasota County, Florida.**

Subject to taxes for 2005 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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 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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Print Name: Rachel Wolf

The Real Estate Parking Company, Inc., a Florida corporation

By:
Title: David Bone, President

Print Name: Nancy Ominpre

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 25th day of February, 2005 by David Bone as President of The Real Estate Parking Company, Inc., a Florida corporation, who is personally known to me or who has produced _____ as identification.

Notary Public Rachel Wolf

NOTARY PUBLIC-STATE OF FLORIDA
Rachel Wolf
Commission #DD367384
Expires: OCT. 31, 2008
Bonded Thru Atlantic Bonding Co., Inc.