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Prepared by and return to:
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Bradenton, Florida 34205
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
GBURCH Receipt#613558

Doc Stamp-Deed: 0.70

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Special Warranty Deed

This Special Warranty Deed is made this 18th of April, 2005, between **MAGANBHAI PATEL** and **KALAVATIBEN PATEL**, husband and wife, whose address is 4800 N. Tamiami Trail, Sarasota, FL 34234, Grantor, and **KALAVATIBEN PATEL**, whose address is whose address is 4800 N. Tamiami Trail, Sarasota, FL 34234, Grantee:

Witneseth: That the grantor, for and in consideration of love and affection, desire to promote Grantee's welfare, and the sum of One 00/100 (\$1.00) Dollar 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 situated in Sarasota County, Florida, to wit:

SEE ATTACHED EXHIBIT "A", WHICH BY THIS REFERENCE IS INCORPORATED INTO AND MADE A PART OF THIS INSTRUMENT.

Subject to easements, restrictions and reservations of record and taxes for the year 2005 and all 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.

GRANTOR AND GRANTEE RECITE, CERTIFY AND DECLARE THAT THE PURPOSE OF THIS CONVEYANCE IS TO VEST THE ENTIRE FEE SIMPLE OWNERSHIP OF THE PROPERTY DESCRIBED ON ATTACHED EXHIBIT "A" IN THE GRANTEE, KALAVATIBEN PATEL. ALSO, GRANTOR AND GRANTEE RECITE, CERTIFY AND DECLARE THAT THIS CONVEYANCE IS A GIFT OF UNEMCUMBERED REALTY AT TIME OF TRANSER REQUIRING ONLY MINIMUM DOCUMENTARY STAMPS PURSUANT TO RULE 12B-4.014(2)(b), F.A.C.

AND the grantor hereby covenants with the 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 and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

Wherever 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.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names at Bradenton, Florida, the day and year first above written.

Signed, sealed and delivered in our presence:

Kara Joy Hosler
Print Name: KARA JOY HOSLER

Maganbhai Patel
MAGANBHAI PATEL

Philip E. Perrey
Print Name: PHILIP E. PERREY

Kalavatiben Patel
KALAVATIBEN PATEL

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 18th day of April, 2005, by **MAGANBHAI PATEL and KALAVATIBEN PATEL**, husband and wife. They are personally known to me; or produced driver's licenses issued by the Florida Department of Highway Safety and Motor Vehicles as identification; or produced the following identification: _____, and _____, respectively, and they did not take oaths.

(Affix Notary Seal)



Philip E. Perrey
Commission #DD281668
Expires: Feb 14, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Philip E. Perrey
NOTARY PUBLIC, *State of Florida at Large*
Typed name: PHILIP E. PERREY
My Commission Expires: 2/14/2008
My Commission No.: DD 281 668

EXHIBIT "A"

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 $16^{\circ} 57'00''$ West along the said Easterly R/W line of Tamiami Trail 173.30 feet for a Point of Beginning; thence continue North $16^{\circ} 57'00''$ West 175.39 feet; thence South $89^{\circ} 57'04''$ East 540.82 feet to the Westerly R/W line of vacated Armstrong Avenue (30' wide vacated R/W); thence South $00^{\circ} 09'00''$ West along said Westerly R/W line, 167.52 feet; thence North $89^{\circ} 58'32''$ 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.