

Book # 2700  
Doc. Stamp \$ 8,379.00

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2005086866 3 PGS  
2005 APR 26 04:38 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
KONESS Receipt#617532

This Instrument Prepared by and Return to:

Scott D. Ittersagen  
McKinley, Ittersagen, Gunderson & Berntsson  
1861 Placida Road, Suite 204  
Englewood, Florida 34223

Doc Stamp-Deed: 8,379.00

Property Appraisers Parcel I.D. (Folio) Number(s):

Multiple

File No: 20052410

WARRANTY DEED



2005086866

This Warranty Deed Made the 21st day of April, 2005, by TROPICAL GULF PROPERTIES, LLC, a Florida limited liability company, hereinafter called the grantor, whose post office address is: 2134 Greendale Drive, Sarasota, Florida 34232, and

AMERILAND INVESTMENTS, LLC, a Florida limited liability company, whose post office address is: 992 Tamiami Trail, Suite E-1, Port Charlotte, Florida 33953, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

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 whomsoever.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Witness Signature: Lucia Shoemaker  
Printed Name: LUCIA SHOEMAKER

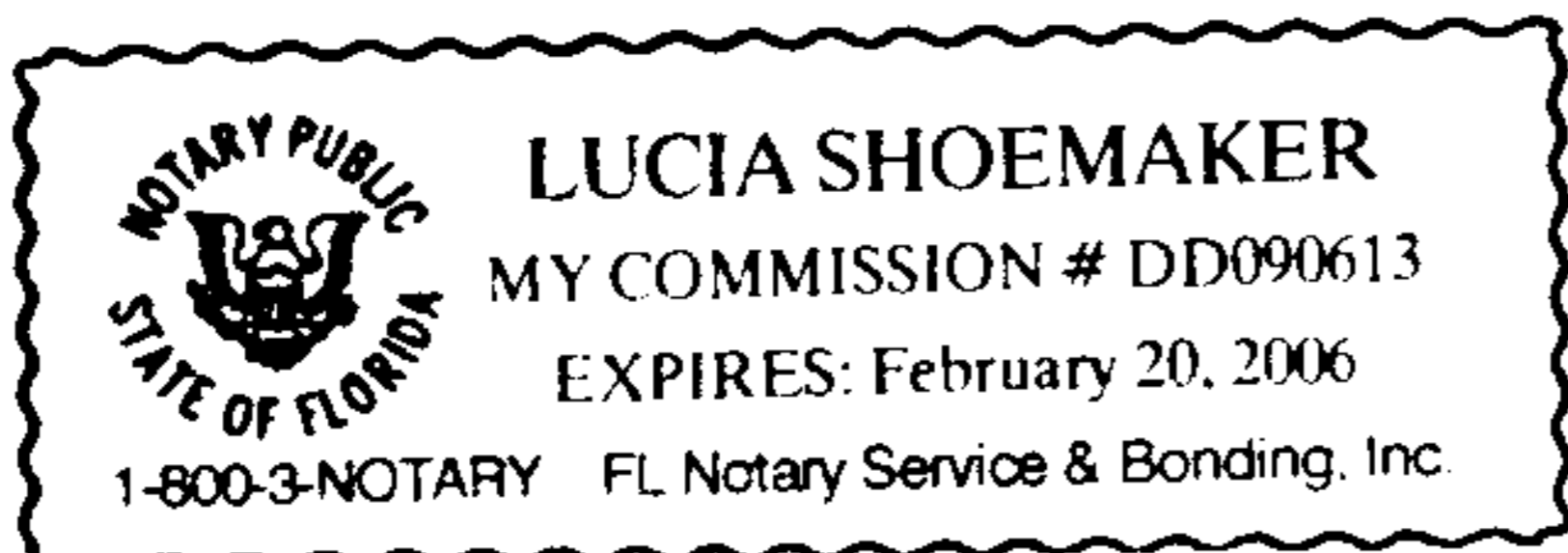
TROPICAL GULF PROPERTIES, LLC, a  
Florida limited liability company

Witness Signature: Don L. Jones  
Printed Name: DON L. JONES

BY: [Signature]  
DON L. JONES, Managing Member

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 2005, by DON L. JONES, Managing Member of TROPICAL GULF PROPERTIES, LLC, a Florida limited liability company, who is personally known to me or who has produced FL driver licenses as identification.



Lucia Shoemaker  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## **EXHIBIT "A"**

**Lot 26, Block 217; and Lot 18, Block 481, 8TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 20, 20A through 20Z, of the Public Records of Sarasota County, Florida.**

**Lot 24A, Block 456, 9TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 12, Pages 21, 21A through 21S, of the Public Records of Sarasota County, Florida.**

**Lot 23, Block 754; Lots 31 and 32, Block 763; and Lot 17, Block 858, 12TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 13, Pages 8, 8A through 8V, of the Public Records of Sarasota County, Florida.**

**Lot 7, Block 634, 14TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 13, Page 13, of the Public Records of Sarasota County, Florida.**

**Lot 15, Block 623; and Lot 1, Block 627, REPLAT OF A PORTION OF THE 14TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 15, Page 9, of the Public Records of Sarasota County, Florida.**

**Lot 9, Block 1000, 21<sup>ST</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 14, Pages 9, 9A through 9I, of the Public Records of Sarasota County, Florida.**

**Lot 53, Block 1105, 23RD ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 14, Pages 13, 13A through 13I, of the Public Records of Sarasota County, Florida.**

**Lot 12, Block 1038; Lots 36 and 41, Block 1043; Lot 19, Block 1051; and Lot 30, Block 1066, 24TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 14, Pages 14, 14A through 14M, of the Public Records of Sarasota County, Florida.**

**Lot 38, Block 1112; Lot 14, Block 1122; Lot 10, Block 1134; Lot 8, Block 1143; Lot 14, Block 1150; Lot 11, Block 1167; Lot 15, Block 1168, Lot 10, Block 1170; and Lot 8, Block 1189; 25TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 15, Pages 2, 2A through 2Q, of the Public Records of Sarasota County, Florida.**

**Lots 17 and 18, Block 1277, 26TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 15, Pages 3, 3A through 3S, of the Public Records of Sarasota County, Florida.**

**Lot 20, Block 1390, 28TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 15, Page 12, of the Public Records of Sarasota County, Florida.**

**Lot 16, Block 1745; Lot 15, Block 1763, and Lot 1, Block 1784, 34TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 15, Pages 18, 18A through 18M, of the Public Records of Sarasota County, Florida.**

**Lot 13, Block 1827, 37TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 16, Pages 4, 4A through 4H, of the Public Records of Sarasota County, Florida.**

**Lot 24, Block 2297, 47<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 19, Pages 46, 46A-46GG, of the Public Records of Sarasota County, Florida.**

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**Lot 16, Block 2393, and Lot 16, Block 2433, 49TH ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 21, Pages 1, 1A through 1TT, of the Public Records of Sarasota County, Florida.**

**Lot 1, Block 2536, and Lot 2, Block 2588, 51ST ADDITION TO PORT CHARLOTTE SUBDIVISION, a subdivision according to the plat thereof, recorded in Plat Book 21, Pages 8, 8A through 8GG, of the Public Records of Sarasota County, Florida.**