

6  
RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2005131508 6 PGS  
2005 JUN 17 09:05 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
GBURCH Receipt#642853

✓  
E THIS INSTRUMENT PREPARED BY:  
KURT F LEWIS  
6624 Gateway Avenue  
Sarasota, Florida 34231

Doc Stamp-Deed: 0.70



**WARRANTY DEED**

THIS WARRANTY DEED made this May 20, 2005, by ELLING O EIDE, a single man, called the Grantor, to ELLING O EIDE as Trustee of THE ELLING O EIDE TRUST, an unrecorded Trust dated March 6, 2000, called the Grantee,

IN CONSIDERATION of the sum of \$10.00 and other valuable consideration, the receipt of which is acknowledged, the GRANTOR sells and conveys to the GRANTEE all that certain property situate in Sarasota County, Florida, described as follows:

Real estate Tax ID # 125110003  
Legal Description: See attached Exhibit A

GRANTOR - ELLING O EIDE  
of 8000 S Tamiami Trail, Sarasota, Florida 34231  
GRANTEE - ELLING O EIDE as Trustee of THE ELLING O EIDE TRUST  
of 8000 S Tamiami Trail, Sarasota, Florida 34231

SUBJECT TO:

Any and all easements, restrictions and reservations of record  
Taxes for current and subsequent years

THIS INSTRUMENT IS PREPARED AT THE REQUEST OF THE GRANTOR ON INFORMATION PROVIDED BY GRANTOR STRICTLY AS A SCRIVENER'S SERVICE WITHOUT REVIEW OF TITLE OR PUBLIC RECORDS

THE FOREMENTIONED UNRECORDED TRUST CONTAINS POWERS OF SALE WHICH VEST IN THE TRUSTEE PURSUANT TO FLORIDA STATUTE 689

**NOTE TO PROPERTY APPRAISER:** The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

TOGETHER with all improvements located on the property and any and all easements or benefits enjoyed or owned by the GRANTOR pertaining to the property.

GRANTOR WARRANTS AS FOLLOWS:

Grantor is the legal owner of the land and improvements and has the legal right and authority to sell or convey the land to the GRANTEE.

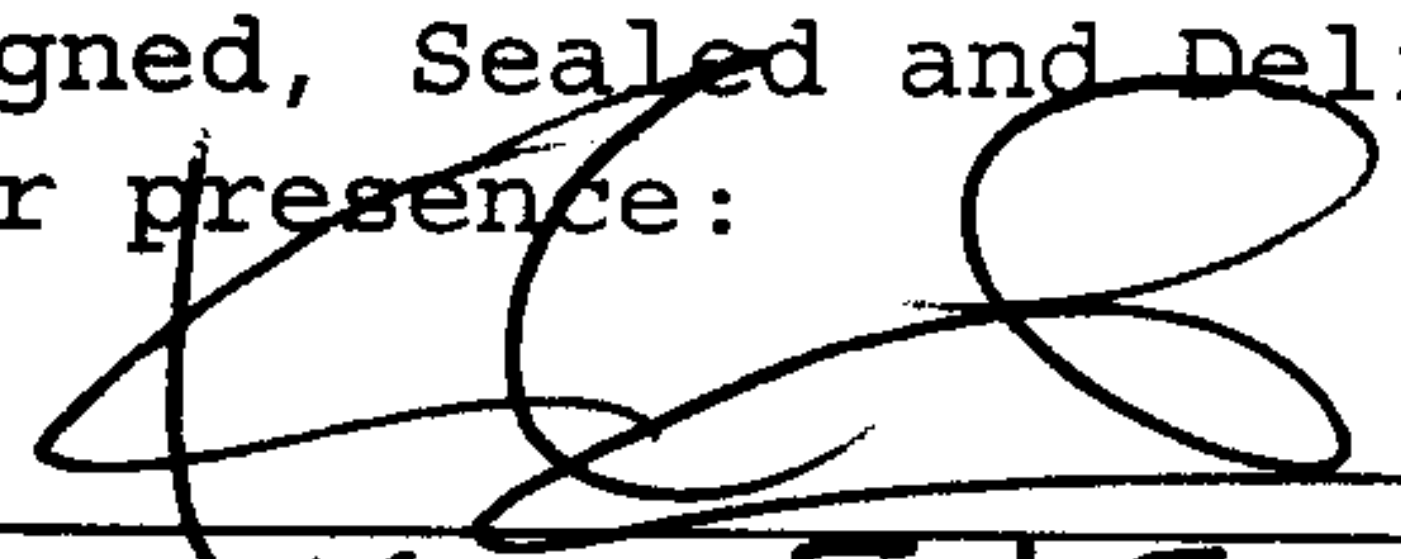
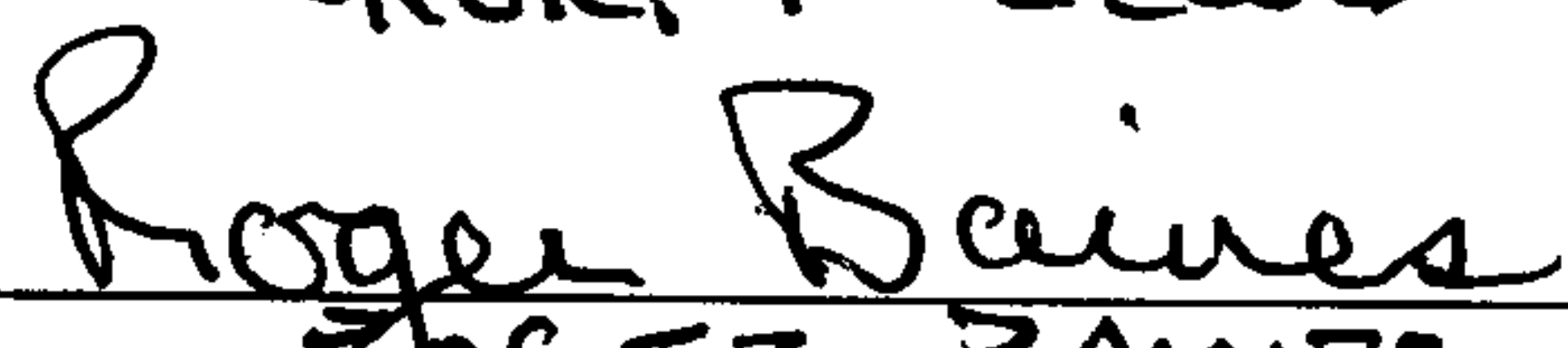
Grantor has title to the land and will defend the title against the lawful claims of any third parties.

The land is free and clear of all encumbrances except those listed above and the real estate taxes accruing subsequent to December 31 of the prior year.

GRANTOR SWEARS AND AFFIRMS that he is not a non-resident alien for purposes of U.S. income taxation.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in our presence:

  
KURT F. LEWIS  
  
ROGER BAINES

  
ELLING O EIDE L.S.

STATE OF FLORIDA  
COUNTY OF Sarasota

THE FOREGOING INSTRUMENT was sworn to <sup>acknowledged</sup> and subscribed before me this 20 May 2005 by ELLING O EIDE who is personally known to me or who produced NW as identification.

NOTARY PUBLIC





## Exhibit A

### TRACT A-2

Commence at the concrete monument marking the Southwest corner of the NW 1/4 of the NE 1/4, Section 28, Township 37 South, Range 18 East; thence S 89deg 54'43" E, along the South line of said NW 1/4 of NE 1/4, 132.00 feet; thence S 00deg 17'19"W, 668.33 feet for a POINT OF BEGINNING; thence S 89deg 54'00"E, 1207.03 feet to the East line of SPRINGFIELD DRIVE (40' wide); thence S 00deg 07'17"E, along said SPRINGFIELD DRIVE, 673.28 feet to the Southeast corner of SW 1/4 of NE 1/4, said Section 28; thence S 89deg 54'35"W, along South line of said SW 1/4 of NE 1/4, 1122.17 feet to the intersection with the Mean High Tide Line of Little Sarasota Bay; thence along said Mean High Tide Line the following courses; N 17deg 40'35"W, 80.58 feet; thence N 32deg 58'27"W, 126.87 feet; thence N 47deg 33'26"W, 124.77 feet; thence N 58deg 04'23"W, 117.88 feet; thence N 53deg 36'54" W, 107.28 feet; thence N 56deg 59'48" W, 111.17 feet; thence N 66deg 35'25" W, 96.27 feet; thence N 29deg 10'45"W, 103.75 feet; thence N 50deg 04'29"W, 108.80 feet; thence N 52deg 17'45"W, 41.94 feet to a point lying N 89deg 54'00"W of the POINT OF BEGINNING; thence S 89deg 54'00"E, 634.41 feet to the POINT OF BEGINNING. Containing 22.308 acres more or less. Being a part of the Plat of "INDIANOLA", recorded in Plat Book 2, Page 46, Public Records of Manatee County, Florida (Plat Book "A", Page 74, Public Records of Sarasota County, Florida

### TRACT A-3

Commence at a railroad Spike marking the point of intersection of the East line of SPRINGFIELD DRIVE (40' wide) and the North line of SW 1/4 of the NE 1/4, Section 28, Township 37 South, Range 18 East; thence S 00deg 07'17"E, along said East line of SPRINGFIELD DRIVE, 1341.91 feet to the Northeast corner of the NW 1/4 of the SE 1/4, said Section 28, for a POINT OF BEGINNING; thence continue S00deg 07'17"E, along said SPRINGFIELD DRIVE and its extension, 809.82 feet to the point of intersection with the center line of CLOWER CREEK; thence along center line of said CLOWER CREEK the following courses; S 70deg 38'03"W, 50.46 feet; thence S 64deg 47'26"W, 41.09 feet; thence S 62deg 39'01"W, 101.27 feet; thence S 53deg 33'26"W, 100.00 feet; thence S 57deg 46'27"W, 75.13 feet to the intersection with the South line of plat of "INDIANOLA"; thence S 89deg 46'36"W, 178.00 feet; passing over a Concrete Monument at 46.22 feet; thence N00deg 01'21"E, 315.00 feet; thence S 89deg 46'36"W, 531.06 feet to the point of intersection with the Mean High Tide Line of Little Sarasota Bay; thence along said Mean High Tide Line the following courses; N 4deg 09'21"W, 17.34 feet; thence N 12deg 23'44"W, 43.83 feet; N 13deg 13'30"W, 137.23 feet; thence N 8deg 19'59"W, 54.82 feet; thence N 1deg 37'34"W, 74.07 feet; thence N 1deg 39'32"W, 128.08 feet; thence N 7deg 10'03"W, 93.89 feet;

thence N 14deg 06'53"W, 99.54 feet; thence N 17deg 40'35"W, 38.23 feet to a point lying S 89deg 54'35"W of the POINT OF BEGINNING; thence N 89deg 54'35"E, 1122.17 feet to the POINT OF BEGINNING. Containing 19.507 acres more or less. Being a part of the Plat of "INDIANOLA", recorded in Plat Book 2, page 46 of the Public Records of Manatee County, Florida (Plat Book "A", page 74, Public Records of Sarasota County, Florida.

TRACT A-4

BEGIN at the Northwest corner of NE 1/4 of SE 1/4, Section 28, Township 37 South, Range 18 East; thence N 89deg 54'35"E along the North line of said NE 1/4 of SE 1/4, a distance of 497.82 feet; thence S 02deg 42'32"W, 460.08 feet to the center line of CLOWER CREEK, passing over a concrete monument at 425.85 feet; thence along center line of said CLOWER CREEK the following courses; S 54deg 10'38"W, 19.12 feet; thence S 52deg 07'49"W, 27.79 feet; thence S 45deg 43'04"W, 32.00 feet; thence S 28deg 18'30"W, 17.55 feet; thence S 11deg 49'09"E, 57.35 feet; thence S 25deg 50'59"W, 32.89 feet; thence S 58deg 22'57" W, 40.03 feet; thence S 65deg 40'00"W, 50.25 feet; thence S 78deg 54'32"W, 10.16 feet; thence S 54deg 27'05"W, 19.56 feet; thence S 41deg 57'50"W, 50.20 feet; thence S 54deg 47'47"W, 38.80 feet; thence S 65deg 52'08"W, 88.70 feet; thence S 73deg 10'49"W, 100.18 feet; thence S 70deg 38'03"W, 58.76 feet to the point of intersection with the East line of SPRINGFIELD DRIVE extended South; thence N 00deg 06'23"W, 809.82 feet to the POINT OF BEGINNING. Containing 7.563 acres more or less. Being a part of the plat of "INDIANOLA" recorded in Plat Book 2, Page 46, Public Records of Manatee County, Florida (Plat Book "A", Page 74, Public Records of Sarasota County, Florida.

TRACT A-5

The North 75.00 feet of the West 250.00 feet of BLOCK "M", Plat of "INDIANOLA", recorded in Plat Book 2, Page 46, Public Records of Manatee County, Florida (Plat Book "A", Page 74, Public Records of Sarasota County, Florida, Containing 0.43 acres more or less.



TRACT B

That part of the SE 1/4 of the NE 1/4 of Section 28, Township 37 South, Range 18 East, lying West of the Tamiami Trail (184 feet wide), LESS part of Block "M", Plat of "INDIANOLA", more particularly described as follows:

Commence at the Northeast corner of the SE 1/4 of the NE 1/4, Section 28, Township 37 South, Range 18 East; thence N 89deg 54'43"W, along said quarter-quarter line, 1322.71 feet to the intersection with the East line of SPRINGFIELD DRIVE (40' wide); thence S 00deg 07'17"E, 43.23 feet for a POINT OF BEGINNING, said point being on the Southwesterly right of way of the Tamiami Trail (184 feet wide); thence S 44deg 44'29"E, along said right of way, 1619.61 feet; thence S 34deg 13'23"E, 153.37 feet; thence S 19deg 30'34"E, 20.82 feet to a point lying 90.05 feet, S 89deg 54'35"W of the Southeast corner of the NE 1/4 of said Section 28; thence S 89deg 54'35"W, 570.62 feet to the Southeast corner of Block "M"; thence N 00deg 07'17"W, along East line of said Block "M", 330.00 feet to the Northeast corner of said Block "M"; thence S 89deg 54'35"W, 660.00 feet to the intersection with the East line of SPRINGFIELD DRIVE; thence N 00deg 07'17"W, 968.68 feet to the POINT OF BEGINNING. Containing 14.041 acres more or less. Being a part of the Plat of "INDIANOLA", recorded in Plat Book 2, page 46 of the Public Records of Manatee County, Florida (Plat Book "A", Page 74, Public Records of Sarasota County, Florida).

NEW TRACT C

COMMENCE at the SE corner of the N 1/2 of the NE 1/4 of Section 28, Township 37S, Range 18E, said corner being marked by a Sarasota County nail and disk; Thence N 89deg 53'03"W along the South line of said N 1/2, a distance of 1365.59' to the POB and the intersection of said South line with the Westerly line of U.S. Highway 41, said point being marked with a 5/8" iron rod and cap marked LB 6754; Thence continue N 89deg 53'03"W, a distance of 292.53' to a 1/2" iron rod and cap marked PSM 5233; Thence N 00deg 04'59"E, a distance of 152.38' to a 1/2" iron rod and cap marked PSM 5233; Thence N 45deg 13'13"E, a distance of 99.96' to the Westerly R/W line of U.S. Highway 41, said point marked by a 1/2" iron rod and cap marked PSM 5233; Thence S 44deg 44'20"E along said R/W line, a distance of 314.48' to the Point of Beginning, containing 0.87 acres, more or less.

TRACT D ( Spencer Property)

BEGINNING at the Southwest corner of INDIANOLA Subdivision on Little Sarasota Bay in Section 28, Township 37 South, Range 18 East, recorded in Plat Book 2, Page 46, Public Records of Manatee County, Florida, at the High Water Mark on Little Sarasota Bay; thence running East on the South line of said Subdivision, 550 feet more or less, to the Southeast corner of LOT 18, Block "D" of said Subdivision; thence North on the East Boundary line of LOT 18, extended, 315.00 feet to a point; thence West paralleling the South boundary line of said Subdivision, 550 feet more or less, to the high water mark on Little Sarasota Bay; thence South along the meandering of Little Sarasota Bay to the POINT OF BEGINNING; together with any and all riparian rights thereunto belonging or in anywise appertaining. Containing 3.863 acres more or less.

TRACT M-1

BEGINNING at the Southeast corner of Block "M"; thence North on and along the Eastern boundary of said Block "M", a distance of 264 feet; thence West and parallel to the South boundary line of said Block "M", 330 feet; thence South and parallel to the Eastern boundary line of said Block "M", 264 feet to the South Boundary line of said Block "M" thence East and along the South boundary line of said Block "M", 330 feet to the POINT OF BEGINNING. Being a part of the Plat of "INDIANOLA", recorded in Plat Book 2, Page 46 of the Public Records of Manatee County, Florida (Plat Book "A", Page 74, Public Records of Sarasota County, Florida)

US 41 AND BENEVA (K-MART)

That part of SE 1/4 of the NE 1/4 of Section 28 Twp 37S, Rge 18E, lying NE'ly of Tamiami Trail, (except road R/W) and being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 28, Twp 37S, Rge 18E; Thence N 89 deg 54'25" W along the North line of said SE 1/4 of the NE 1/4, 40.0' to West R/W line of Beneva Road for a POB: THENCE continue 89deg 54'25" W along said North line, 1065.93' to NE'ly R/W line of Tamiami Trail; THENCE S 44deg, 44'38" E along said Tamiami Trail, 1483.85' to intersection R/W at Beneva Road; THENCE N 62deg 12'57" E along said R/W, 24.90'; THENCE N 0deg 0.0'26"W along West line of Beneva Road 1040.2' to the POB; all located in the County of Sarasota, State of Florida