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KAREN E. RUSHING
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SARASOTA COUNTY, FLORIDA
MMARQUEZ Receipt#668518

2
DOC TAX \$.70
RECORD \$35.50

Prepared without the benefit of title examination by and return to: ✓
Lisa G. Moore, Esquire
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800

Doc Stamp-Deed: 0.70



WARRANTY DEED

This Indenture, made December 20th, 2004, by and between JOHN B. DAVIDSON and FREEMAN EPES, Individually and as Trustee u/a/d March 8, 2004, hereinafter referred to as Grantor, whose post office address is 8324 Sanderling Road, Sarasota, Florida 34242, and DAVIDSON, EPES PARTNERSHIP, LLP, a Florida limited liability partnership, hereinafter referred to as Grantee, whose post office address is 1281 South Tamiami Trail, Sarasota, Florida 34239.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

See Exhibit "A" attached hereto.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantor warrants that neither Grantor nor any of Grantor's family resides on the Property or any property adjacent thereto; the Property does not constitute any part of the homestead of Grantor under the laws of the State of Florida.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

WITNESSES

[Signature]
Signature of Witness

Ernest C. Sears, Jr.
Print Name of Witness

[Signature] (SEAL)
JOHN B. DAVIDSON

[Signature]
Signature of Witness

JOANN BACON
Print Name of Witness

[Signature]
Signature of Witness

Ernest C. Sears, Jr.
Print Name of Witness

[Signature] (SEAL)
FREEMAN EPES, Individually and as Trustee u/a/d
March 8, 2004

[Signature]
Signature of Witness

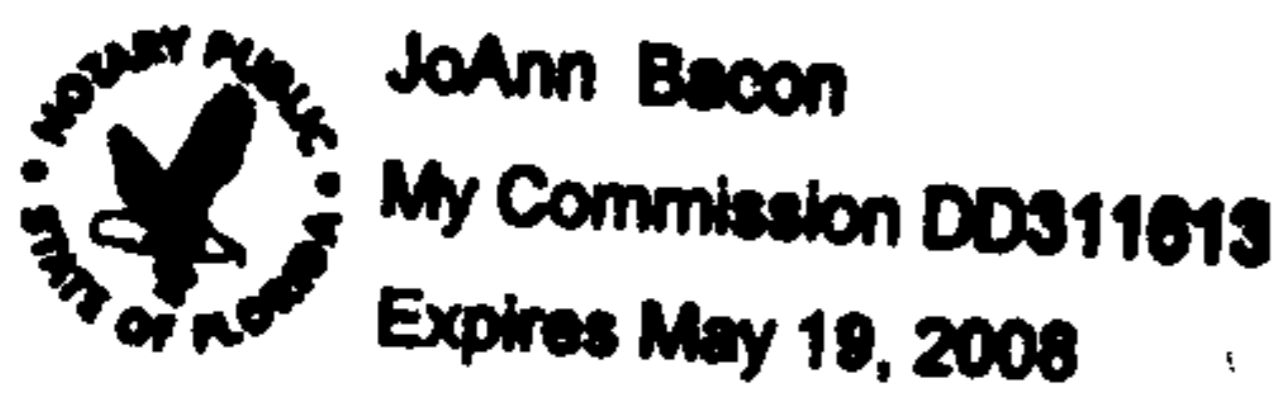
JOANN BACON
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20 day of December 2004 by JOHN B. DAVIDSON, who is personally known to me or who has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

[Signature]
Signature of Notary Public
JOANN BACON
Print Name of Notary Public



I am a Notary Public of the State of FLORIDA,
and my commission expires on 5-19-2008.

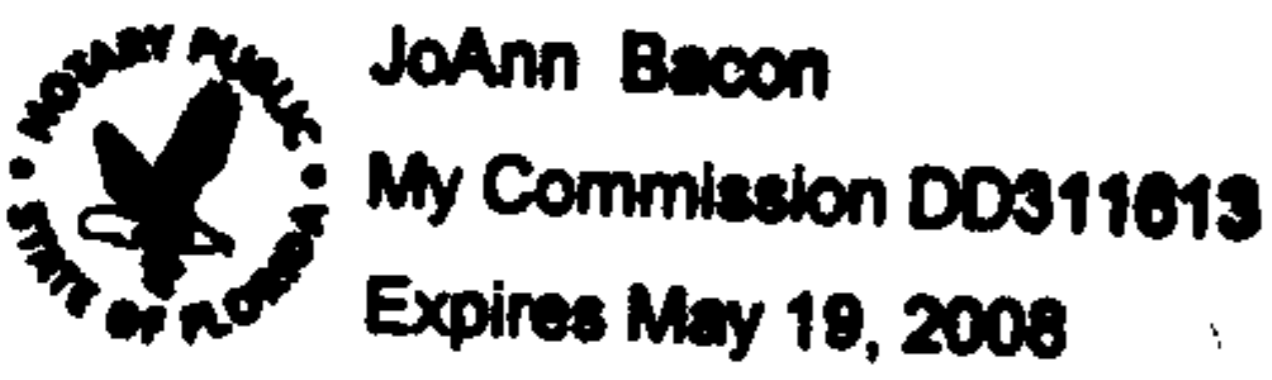
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20 day of December 2004 by FREEMAN EPES , Individually and as Trustee aforesaid. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

JoAnn Bacon
Signature of Notary Public

(Notary Seal)

JOANN BACON
Print Name of Notary Public



I am a Notary Public of the State of FLORIDA,
and my commission expires on 5-19-2008.

EXHIBIT "A"

All that part of Blocks 5 and 8 of MIRA MAR BEACH EXTENSION (Plat Book 2, page 220, Sarasota County Records) together with streets and alleys vacated by Resolution of the County Commission (As recorded in Official Records Book 390, page 575, Sarasota County Records), lying within the following descriptions boundaries:

Commence at a point on the north boundary line of MIRA MAR BEACH SUBDIVISION, (Plat Book 2, Pages 130 and 130A, Sarasota County Records) said point being 35' Westerly of the center line of Ocean Boulevard and marked by a concrete monument; thence W'ly along said N'ly boundary line 15.00' for a P.O.B.; thence continue W'ly 220.00'; thence N'ly and parallel with the center line of Ocean Boulevard for 200.00'; thence E'ly and parallel with the said N'ly boundary line of MIRA MAR BEACH SUBDIVISION for 220.00' to the W'ly right-of-way boundary of Ocean Boulevard; thence S'ly along said W'ly right-of-way boundary line 200.00' to the P.O.B. all of the above described being and lying in S11, T 37S, R 17, E Sarasota County, Florida. Subject to all valid restrictions, reservations and easements of record.

All that part of a street right of way for Avenida Naverre as shown on the Plat of Mira Mar Beach extension (as recorded in Plat Book 2, page 220, Public Records of Sarasota County, Florida) and vacated by resolution of the Board of Commissioners of Sarasota County (as recorded in Official Record Book 390, page 575, Public Records Sarasota County, Florida) lying within the following described property: commence at a point on the North boundary line of Mira Mar Beach (as per plat thereof recorded in Plat Book 2, page 130 & 130A, Sarasota County Public Records), said point being 35' Westerly of the center line of Ocean Boulevard and marked by a concrete monument; thence Westerly along said Northerly boundary line 235.00' for a POB; thence continue Westerly on said Northerly boundary line 60.00'; thence Northerly and parallel to the center line of Ocean Boulevard for 200.00'; thence Easterly and parallel to said Northerly boundary line of Mira Mar Subdivision for 60.00'; thence Southerly and parallel to the center line of Ocean Boulevard for 200.00' to the POB, all of described property being and lying in Section 11, Township 37 South, Range 17 East, Sarasota County, Florida