(2) 18.50
6,300.00

2005234620

RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MMARSH Receipt#701400

Doc Stamp-Deed: 6,300.00

RETURN TO:
This instrument prepared by:
JULIE A. HORSTKAMP, ESQ. (LGW)
KIRK PINKERTON
720 SOUTH ORANGE AVENUE
SARASOTA, FLORIDA 34236
(941) 364-2400

1.00

Parcel ID Number: 0002-05-0012

Warranty Deed

This Indenture, Made this 19th day of October, 2005 A.D., **Between**
HARRY NIKIAS and OLGA NIKIAS, husband and wife

of the County of , State of , **grantors,** and
JOHN M. ALBRITTON, as to an 87% interest and JOHN B. ALBRITTON, as to a 10% interest and GLORIA P. ALBRITTON, as to a 3% interest, as Tenants in Common
whose address is:

of the County of **Sarasota**, State of **Florida**, **grantees.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Sarasota** State of **Florida** to wit:

See attached Exhibit "A"

Together with the sea walls and all lands, if any, lying between the parcels as described above (the "Subject Property") and the mean high water mark of the water surrounding or otherwise adjacent to the Subject Property, as well as all riparian rights thereto pertaining.

Also together with all right, title and interest in and to all piers, docks, and other related and/or similar improvements either within the Subject Property, and/or extending from the perimeter of the Subject Property into the waters adjacent to the Subject Property.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2004.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Michael Hankin
Witness

Printed Name: MARK S. WILLIAMS
Witness

HARRY NIKIAS (Seal)
P.O. Address: 3854 Royal Hammock Sarasota FL 34240

OLGA NIKIAS (Seal)
P.O. Address: 3854 Royal Hammock Sarasota, FL 34240

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by HARRY NIKIAS and OLGA NIKIAS, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.

Printed Name:
Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
LAWRENCE M. HANKIN
MY COMMISSION # DD 222588
EXPIRES: October 13, 2007
Bonded Thru Budget Notary Services

27948-1

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lgw

Exhibit A

Lots 2, 3 and 4, of Roger Koch Subdivision, according to the plat thereof as recorded in Plat Book 23, page 45, of the Public Records of Sarasota County, Florida, TOGETHER with all right, title and interest to any land lying between the seawall along the Easterly boundary of Lots 3 and 4 and the waters of Sarasota Bay;

The above-described property is also described as:

Commence at concrete monument at intersection of the West line of Gulf of Mexico Drive (100 feet wide) and the North line of Section 6, Township 36 South, Range 17 East; thence Southerly along said West line of Gulf of Mexico Drive, along a curve to right with a radius of 992.14 feet, a distance of 201.80 feet to end of said curve; thence continue along said West line of Gulf of Mexico Drive, along a tangent whose bearing is South 12° 55'00" East, a distance of 650.60 feet to a point of curve, of a curve to left with a radius of 1323.57 feet; thence South 14° 52'41" East along a chord of said curve 90.60 feet; thence North 58° 05'00" East, 103.87 feet to a point on the Easterly line of said Gulf of Mexico Drive; thence continue North 58° 05'00" East 130.00 feet for a Point of Beginning; thence South 58° 29'00" East, 67.08 feet; thence South 58° 05'00" West, 59.30 feet; thence South 31° 55'00" East, 20.00 feet; thence South 58° 05'00" West, 121.05 feet to said Easterly line of Gulf of Mexico Drive; thence Southeasterly along said Easterly line of Gulf of Mexico Drive, along a curve to left having a radius of 1223.57 feet, a distance of 121.77 feet (chord = South 22° 17'36" East, 121.72 feet) to the Northwest corner of Lot 4, Block "A", Longboat Key Estates, recorded in Plat Book 5, page 98, of the Public Records of Sarasota County, Florida; thence North 58° 05'00" East, along the Northerly line of said Longboat Key Estates, 848.03 feet to the bulkhead line as officially adopted by Town of Longboat Key; thence along said bulkhead line the following courses: North 58° 36'30" West, 1.95 feet; South 57° 51'00" West, 77.20 feet; North 37° 08'00" West, 167.27 feet; North 77° 30'30" West, 32.64 feet; North 59° 25'30" West, 10.32 feet; thence South 58° 05'00" West, 555.77 feet to the Point of Beginning. Lying and being in Section 6, Township 36 South, Range 17 East, Longboat Key, Sarasota County, Florida; TOGETHER with all right, title and interest to any land lying Easterly of said described property and the waters of Sarasota Bay.

LESS and except Lot 1 of Roger Koch Subdivision.