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2009 MAY 22 01:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#1166028

Doc Stamp-Deed: 2,800.00



THIS INSTRUMENT PREPARED BY
AND UPON RECORDING RETURN TO:

Matthew J. Comisky, Esquire
Blank Rome LLP
One Logan Square
Philadelphia, PA 19103-6998

Property Appraiser's Parcel I.D.
No.: 0061-16-0041

WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the date notarized to be effective as of May 15, 2009, by and between **MARDAVE COMPANY**, a Florida corporation, with a mailing address of 205 S. Hoover Street, Tampa, Florida 33609 ("**Grantor**") and **SUNOCO, INC. (R&M)**, a Pennsylvania corporation, with a mailing address of 1735 Market Street, Suite LL, Philadelphia, PA 19103-7583 ("**Grantee**"),

WITNESSETH:

That the Grantor, for valuable consideration of the sum of **FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00)** and other good and valuable consideration to it in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, grants, bargains and sells, remises, releases and conveys, to Grantee, the real property situated in Hillsborough County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF ("**Property**") together with all buildings, improvements and appurtenances thereon and thereto.

This conveyance is made subject to real estate taxes for the year 2009 and thereafter, and to all legal highways, zoning laws, ordinances and regulations and to all restrictions, easements, rights-of-way, exceptions, reservations and conditions of record in the chain of title to the Property conveyed hereby, without reimposing the same.

Grantor does further release, remise and forever convey unto Grantee, all of Grantor's rights, title and interest, if any, in and to all roadways, streets, alleys, easements and rights of way adjacent to or abutting on the Property.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor other than as set forth above, and that Grantor does warrant and will defend the same to Grantee against the claims and demands of all persons.

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Exhibit "A"

Legal Description

Lots 3 and 4, Sarasota Springs Unit No. 1 Subdivision, according to the plat thereof as recorded in Plat Book 8 at Page 5 of the Public Records of Sarasota County, Florida.

LESS AND EXCEPT ANY PART LYING WITHIN ANY ROAD RIGHT OF WAY.