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2011 JUN 08 12:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

FMILLER Receipt#1394423

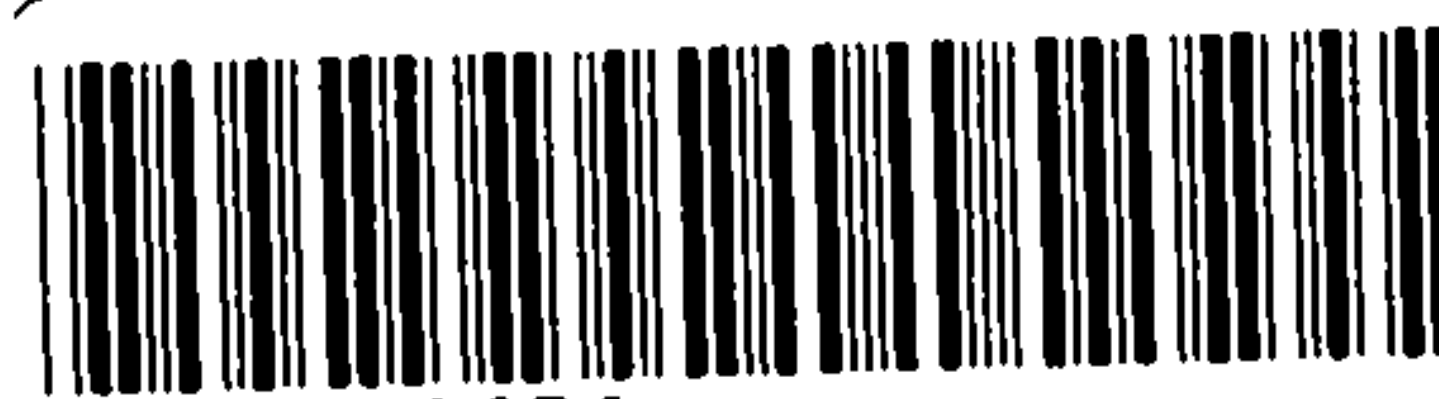
Doc Stamp-Deed: 3,150.00

THIS INSTRUMENT PREPARED BY:

Toni Ng
Sunoco, Inc. (R&M)
10 Industrial Highway
Building G, MS4
Lester, PA 19029

WHEN RECORDED, RETURN TO:

Land Services USA, Inc.
1835 Market Street
Suite 450
Philadelphia, PA 19103
NCS -472829



2011066421

Tax Parcel Identification Number: _____

FLORIDA

0942-4268

SPECIAL WARRANTY DEED

THIS INDENTURE, is made effective as of the 20th day of April, 2011, between SUNOCO, INC. (R&M), a Pennsylvania corporation, with a business address of 1735 Market Street, Philadelphia, Pennsylvania 19103 (hereinafter referred as the "Grantor"), and automated Petroleum and Energy Company, Inc., or Permitted Assigns, with a business address of 1201 Oakfield Dr., P.O. Box 1110, Brandon, FL 33509-0110 and whose tax identification number is _____ (hereinafter referred to as "Grantee").

WITNESSETH

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, and the Grantee's heirs and assigns forever, the real property situated, lying and being in Sarasota County, Florida, as more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

UNDER AND SUBJECT to any and all easements, reservations, covenants, conditions, restrictions, agreements and all other matters which are of record, and such other matters as set forth on **Exhibit "B"** attached hereto and made a part hereof, provided, however, that nothing herein shall serve to revive any such exceptions to the extent that such exceptions have lapsed or otherwise expired by their own terms.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining thereto.

TO HAVE AND TO HOLD, the same in fee simple.

AND Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Deed to be duly executed the day and year above set forth.

WITNESSES:

Joan C. Scarpt
Name: Joan C. Scarpt

Sunoco, Inc. (R&M), a Pennsylvania Corporation,

By: John Steel
Name: John Steel

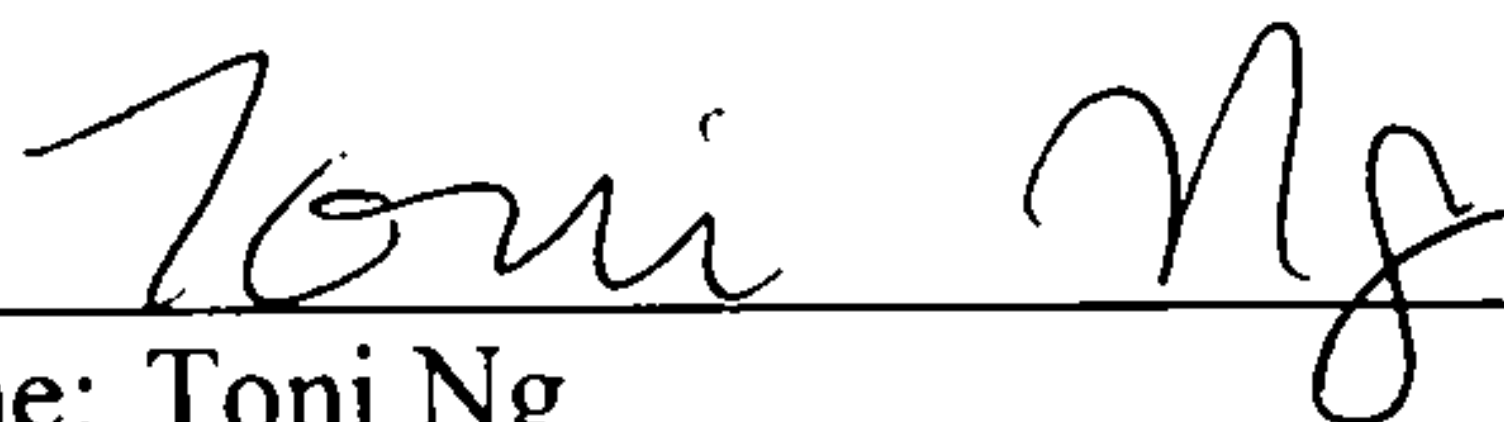
Title: Disposition Manager

Jamal Odom
Name: Jamal Odom

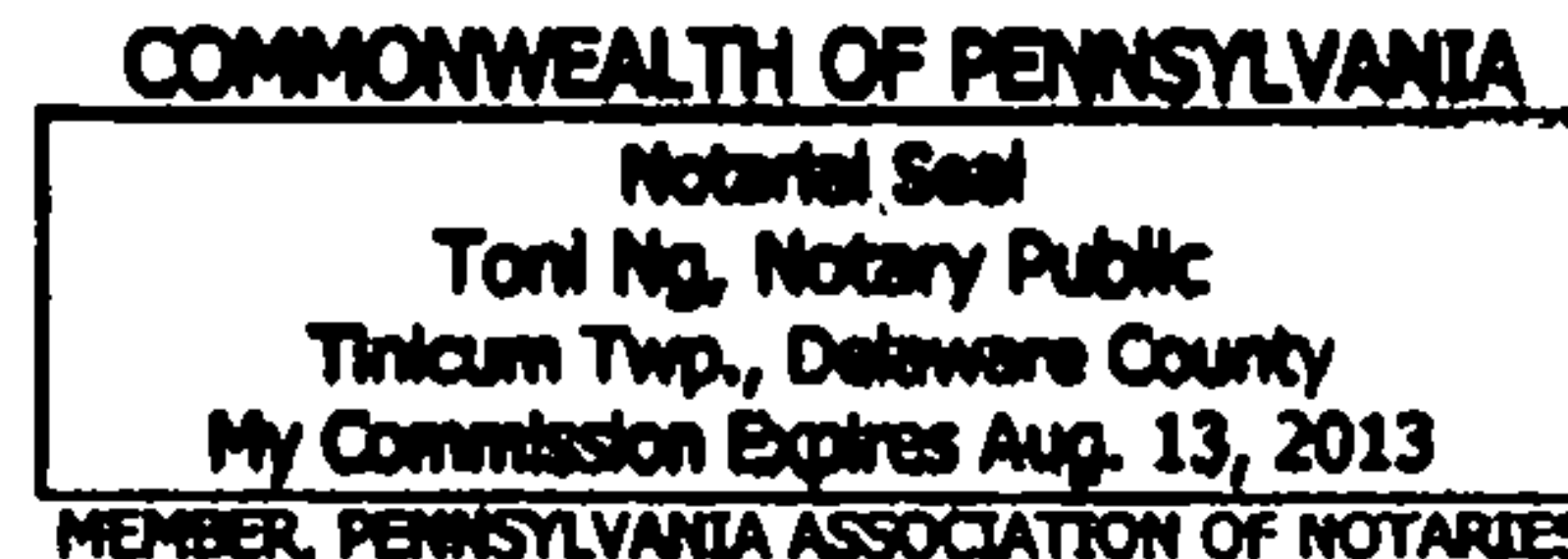
COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF DELAWARE :

On this, the 20th day of April, 2011, before me, a Notary Public authorized to take acknowledgments and proofs in the County and Commonwealth aforesaid, the undersigned officer personally appeared , who acknowledged himself/herself to be a Disposition Manager of SUNOCO, INC. (R&M), a Pennsylvania corporation, and that he/she, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of the said SUNOCO, INC. (R&M), a Pennsylvania corporation, as such .

WITNESS my hand and official seal at the County and State aforesaid, this 20th day of April, 2011.



Name: Toni Ng



My Commission Expires: August 13, 2013

[Notarial Seal]

EXHIBIT 'A'

File No.: **NCS-472829-ORL (sb)**

05/03/2011

Property: **4131 Bee Ridge Rd., Sarasota, FL**

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.

A.P.N. 0061-16-0041

Initials: _____

Exhibit "B"
Permitted Exceptions

1. The lien of the taxes for the year 2011 and all subsequent years, which are not yet due and payable.
2. Agreement for a Temporary Septic Tank Permit (With Shortcomings) as recorded in O.R. Book 941 at Page 461, Public Records of Sarasota County, Florida.
3. Agreement between Sarasota County, Florida and Eastern Oil Co., a Florida corporation as recorded in O.R. Book 956 at Page 1654, Public Records of Sarasota County, Florida.
4. Permanent Easement by and between Mardave Company and Tri-Way Development Corporation as recorded in O.R. Book 2311 at Page 2940, Public Records of Sarasota County, Florida.
5. Provisions, including but not limited to an easement for public utilities 5' wide on each side of all lot lines, of the Plat of Sarasota Springs Unit No. 1 Subdivision, recorded in Plat Book 8, Page 5 of the Public Records of Sarasota County, Florida.
6. Riparian and/or littoral rights are not insured.