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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CEAGLETO Receipt#1484880

Doc Stamp-Deed: 3,500.00

Prepared by and when
recorded return to:

✓ David A. Webster, Esq.
Webster & Partners, P.L.
450 N. Wymore Road
Winter Park, Florida 32789

PARCEL ID NOS.: 0496-16-0003



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 28th day of March, 2012, between **GOODWILL INDUSTRIES-MANASOTA INC.**, a Florida non-profit corporation, whose mailing address is 8447 South Tamiami Trail, Sarasota, Florida 34238, herein the Grantor, and **HANLEX ENGLEWOOD, LLC**, a Florida limited liability company, whose mailing address is 1825 South Orange Blossom Trail, Apopka, Florida 32703-7729, herein the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida:

Parcel 1:

A part of Lot 68, Less the N'ly 320.0 feet thereof, PLAT OF ENGLEWOOD, as recorded in Plat Book A, Page 29, Public Records of Sarasota County, Florida, being more particularly described as follows: Commence at the NW corner of said Lot 68; thence S'ly along the W'ly boundary line of said Lot 68, 320.0 feet; thence E'ly along a line that is 320.0 feet S'ly of and parallel with the N'ly boundary line of said Lot 68, 310.38 feet for a P.O.B.; thence S'ly along a line that is perpendicular to the N'ly boundary line of said Lot 68, 150.0 feet; thence E'ly along a line that is parallel with the N'ly boundary line of said Lot 68, 300 feet to the W'ly R/W line of State Road No. 775; thence N'ly along said R/W line, being a curve to the left, having a radius of 3769.72 feet and an Arc distance of 150.31 feet to a point that lies 320.0 feet S. of the N'ly boundary line of said Lot 68; thence W'ly along a line 320.0 feet SW'ly of and parallel with the N'ly boundary line of said Lot 68, 291.31 feet to the P.O.B.

ALSO DESCRIBED AS:

A portion of Lot 68, as shown on the PLAT OF ENGLEWOOD, according to the plat thereof on Page A-29 of the Public Records of Sarasota County, Florida, being more specifically described as follows:

The Southerly 150.00 feet of the Northerly 470.00 feet of said Lot 68 lying Westerly of the Right-of-Way of State Road 775.

LESS AND EXCEPT the Westerly 310.38 feet of said Lot 68.

AND

Parcel 2:

A parcel of land, being a Portion of Lot 68, PLAT OF ENGLEWOOD, as Recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida, being more particularly described as follows:

Commence at the intersection of the Southerly line of said Lot 68 and the Westerly right of way line of State Road No. 775 (100 foot right of way, now known as State Road No. 776).

Thence N 89° 16' 19" West along said Southerly line of said Lot 68, a Distance of 423.72 feet to the Westerly line of PINE PLAZA, a Condominium; thence N 00° 43' 41" East along said Westerly line. A distance of 181.84 feet to the Point of Beginning; Thence continue N 00° 43' 41" East a Distance of 150.00 feet; thence S 89° 16' 19" East, a distance of 121.0 feet to the Westerly line of those lands described in Official Records Book 993, Page 1703, of the Public Records of Sarasota County, Florida; Thence S 00° 43' 41" West along said Westerly line a distance of 150.0 feet to the Northerly line of PINE PLAZA, a Condominium;; thence N 89° 16' 19" West, along said Northerly line a distance of 121.0 feet to the point of beginning.

AND

Parcel 3:

A portion of Lot 68, PLAT OF ENGLEWOOD, as recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida.

Commence at the intersection of the Southerly boundary line of above described Lot 68, and the Westerly right of way of State Road No. 775, (100 foot right of way), thence N 89° 16' 19" W, along the Southerly boundary line of said Lot 68 423.72 feet for a point of beginning, thence continue N 89° 16' 19" W along said boundary line of Lot 68, 189.48 feet to the Southwest corner of said Lot 68, thence N 00° 43' 41" East along the Westerly boundary line of said Lot 68, 332.06 feet to a point that lies 320.0 feet Southerly of and perpendicular to the Northerly boundary line of said Lot 68, thence S 89° 16' 19" E, along a line that lies 320.0 feet Southerly of and parallel with the Northerly boundary line of said Lot 68, 310.48 feet to the Northwest corner of those lands of Palmer Furniture, thence S 00° 43' 41" W, along the Westerly boundary line of said lands 115.00 feet, thence N 89° 16' 19" West 121.00 feet, thence S 00° 43' 41" W 217.06 feet to the point of beginning. All lying in and being a part of Section 25, Township 40 South, Range 19 East, Sarasota County, Florida.

Less

A parcel of land being a portion of Lot 68, PLAT OF ENGLEWOOD as recorded in Plat Book A, Page 29, of the Public Records of Sarasota County, Florida, being more particularly described as follows

Commence at the intersection of the Southerly line of said Lot 68, and the Westerly right of way line of State Road No. 775 (100 feet right of way, known know as State Road No. 776), thence N 89 feet 16' 19" W along said Southerly line of said Lot 68, a distance of 423.72 feet to the Westerly line of PINE PLAZA, a Condominium, thence N 00° 43' 41" E along said Westerly line, a distance of 181.84 feet to the Point of Beginning, thence continue N 00° 43' 41" E, a distance of 150.00 feet, thence S 89° 16' 19" E, a distance of

121.0 feet to the Westerly line of those lands described in Official Records Book 993, Page 1703, of the Public Records of Sarasota County, Florida, Thence S 00° 43' 41" W, along said Westerly line, a distance of 150.0 feet to the Northerly line of PINE PLAZA, a Condominium, Thence N 89° 16' 19" W, along said Northerly line, a distance of 121.0 feet to the Point of Beginning.

Less and except

That portion contained within PINE PLAZA, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1744, Page 1710, and recorded in Condominium Book 23, Pages 45 and 45A, of the Public Records of Sarasota County, Florida.

Together with all improvements and fixtures thereon and all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining. This conveyance is made subject to taxes assessed subsequent to December 31, 2011 and to such easements, encumbrances and other matters as are more particularly described in Exhibit A attached hereto and made a part hereof, which reference shall not act to reimpose or confirm such matters.

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

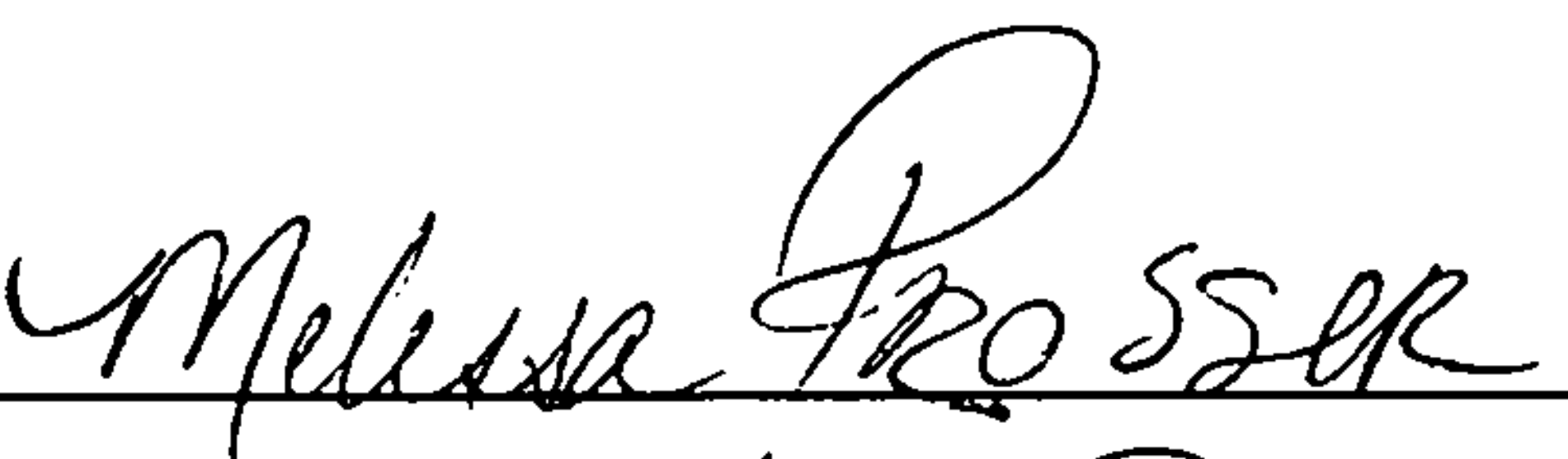
Grantor does hereby warrant and will defend the title to said land against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but against none other.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

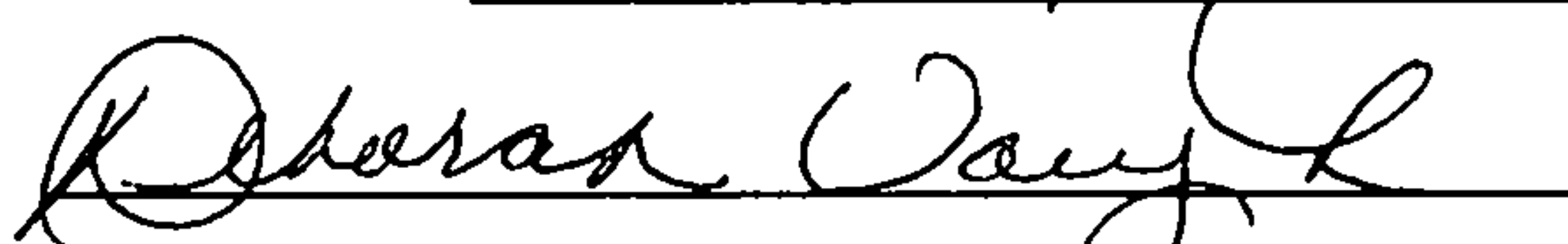
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name on the date set forth in the acknowledgment below, but to be effective and deemed delivered for all purposes as of the date first above written.

Signed, sealed and delivered in the presence of:

GOODWILL INDUSTRIES-MANASOTA INC., a
Florida non-profit corporation



Print Name: MELISSA PROSSER



Print Name: DEBORAH VAUGHN

By: 

Name: Raymond Couch

Title: Vice President

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 28th day of March, 2012, by Ray Couch as Vice President of Goodwill Industries-
Manasota Inc., a Florida non-profit corporation, who ☒ is personally known to me or ☐ has
produced a _____ driver's license as identification.

Burke Davlin

Notary Public, State of Florida at Large

SEAL:



Exhibit "A"
Permitted Exceptions

1. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ENGLEWOOD, as recorded in Plat Book "A", Page(s) 29, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Reservation by the Trustees of the Internal Improvement Fund of the State of Florida as contained in Deed No. 419 recorded in Deed Book 179, Page 191; however, the right of entry and exploration has been released pursuant to Chapter 86-205, Laws of Florida.
4. Easement granted to Florida Power & Light Company by instrument recorded August 2, 1978 in Book 1251, Page 529.
5. Easement granted to Florida Power & Light Company by instrument recorded November 22, 1985 in Book 1818, Page 2835.
6. Contract in favor of Englewood Water District recorded December 26, 1985 in Book 1825, Page 1085.
7. Purchase Agreement in favor of Englewood Water District recorded December 26, 1985 in Book 1825, Page 1098.
8. Easement Deed in favor of Englewood Water District recorded December 26, 1985 in Book 1825, Page 1107.
9. Conveyance of Water Mains recorded December 26, 1985 in Book 1825, Page 1109.
10. Notice of Non Ad-Valorem Special Assessments for Wastewater System Capital Improvements Englewood Water District V-5 recorded March 21, 2001 in Instrument No. 2001036796.
11. Development Agreement recorded April 27, 2001 in Instrument No. 2001057946.
12. Easement Deed granted to Englewood Water District recorded April 9, 2007 in Instrument No. 2007057341 and Instrument No. 2007057342.
13. Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code recorded October 14, 2008 in Instrument No. 2008136520.
14. Easement granted to Florida Power & Light Company by instrument recorded March 2, 2012 in Instr# 2012027249 .
15. Matters as shown on the Survey prepared by Phoenix Land Surveying & Engineering, LLC, dated December 13, 2011, last revised March 21, 2012, under Work Order No. 11045.00.