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CONSIDERATION \$655,000.00  
DOC TAX \$4,585.00  
RECORD \$18.50

Prepared by and return to:  
James L. Ritchey, Esq.  
Williams, Parker, Harrison, Dietz & Getzen  
200 South Orange Avenue  
Sarasota, FL 34236  
(941) 366-4800

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2012052323 2 PGS

2012 APR 25 03:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CEAGLETO Receipt#1492545

Doc Stamp-Deed: 4,585.00

### SPECIAL WARRANTY DEED



**THIS INDENTURE**, made April 24, 2012 by and between STEARNS BANK, National Association, a national banking association, hereinafter referred to as Grantor, whose post office address is 22 S. Links Avenue, Sarasota, FL 34236, and KAZAN, INC., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 4910 14th Street West, Suite 108, Bradenton, FL 34207.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to it 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:

A portion of Lot 86, VAN DAME ESTATES, Unit 1, as recorded in Plat Book 3, Page 27, of the Public Records of Sarasota County, Florida, together with a portion of the Northwest 1/4 of Section 6, Township 36 South, Range 18 East, Sarasota County, Florida, being further described as follows:

Commence at the Northwest corner of Section 6, Township 36 South, Range 18 East, Sarasota County, Florida; thence East along the North line of said Section 6, 1438.52 feet; thence due South, 50.00 feet to an iron pipe; thence South 00°21'30" East, parallel with the centerline of the Seaboard Coastline Railroad right of way line, and 75.00 feet therefrom at right angles, a distance of 300.00 feet; thence East, 200.01 feet to a point; thence South 00°21'30" East, 1992.88 feet to a point; thence South 89°50'55" East, 948.62 feet to the Point of Beginning; thence continue South 89°50'55" East, 390.00 feet; thence South 00°07'25" West, 250.00 feet to the North right of way line of DeSoto Road (80 feet wide); thence North 89°50'55" West along said North right of way line of DeSoto Road, 390.00 feet; thence North 00°07'25" East, 250.00 feet to the Point of Beginning.

LESS AND EXCEPT A portion of Lot 86, VAN DAME ESTATES, Unit 1, as recorded in Plat Book 3, Page 27 Public Records of Sarasota County, Florida, together with a portion of the Northwest 1/4 of Section 6, Township 36 South, Range 18 East, Sarasota County, Florida, being further described as follows:

Commence at the Northwest corner of Section 6, Township 36 South, Range 18 East, Sarasota County, Florida; thence East along the North line of said Section 6, 1438.52 feet; thence due South, 50.00 feet to an iron pipe; thence South 00°21'30" East, parallel with the centerline of the Seaboard Coastline Railroad right of way line, and 75.00 feet therefrom at right angles, a distance of 300.00 feet; thence East, 200.01 feet to a point; thence South 00°21'30" East, 1992.88 feet to a point; thence South 89°50'55" East, 948.62 feet; thence continue South 89°50'55" East, 390 feet; thence South 00°07'25" West, 250 feet to the North right of way line of DeSoto Road (80 feet wide) to the Point of Beginning; thence North 89°50'55" West along said North right of way line of DeSoto Road, 390.00 feet; thence North 00°07'25" East, 10 feet; thence South 89°50'55" East, 390.00 feet; thence South 00°07'25" West, 10 feet, to the Point of Beginning. Conveyed to Sarasota County in Official Record Book 1815, Page 2065 of said records.

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 warrants against only the lawful claims of all persons claiming by, through or under Grantor. 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.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

STEARNS BANK, National Association, a national banking association

Elizabeth J. Barber  
Witness Name: Elizabeth J. Barber

By: Catherine Bonner  
Catherine Bonner, Vice President

Laura F. Gaines  
Witness Name: Laura F. Gaines

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF SARASOTA

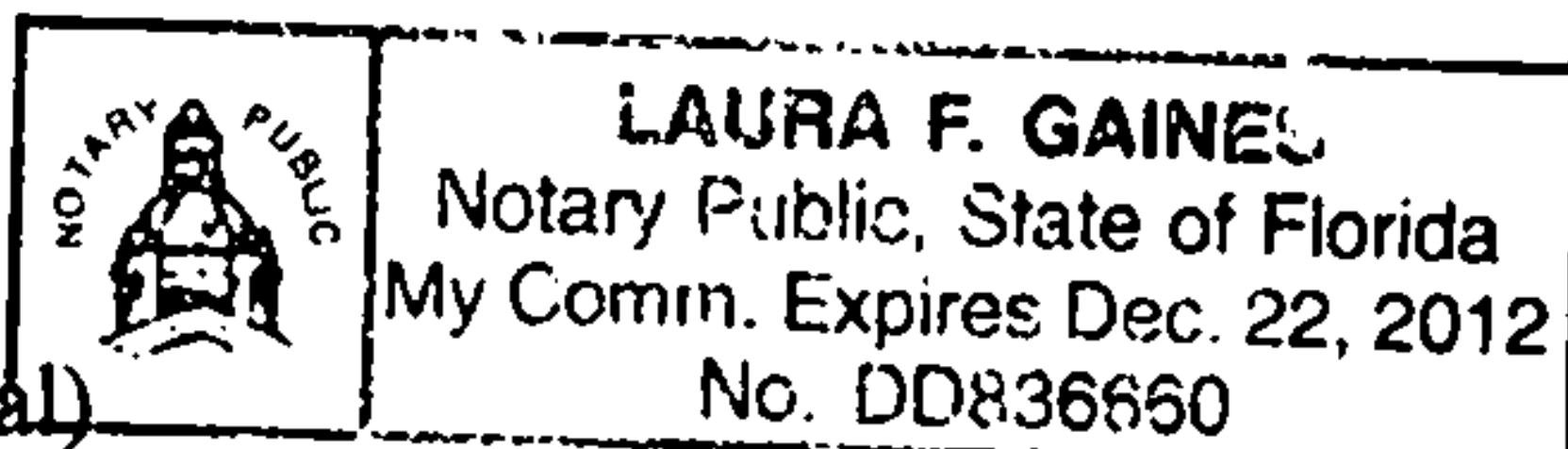
The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of April 2012 by Catherine Bonner, Vice President of STEARNS BANK, National Association, a national banking association, on behalf of the corporation. She is personally known to me or has produced a FL DL as identification. If no identification is indicated, the above-named person is personally known to me.

Laura F. Gaines

Signature of Notary Public

Laura F. Gaines

Print Name of Notary Public



(Notary Seal)

I am a Notary Public of the State of Florida  
and my commission expires on 12-22-12.