

☒ IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
☐ IN THE COUNTY COURT IN AND FOR SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT #2012130514 3 PG

DIVISION:

CIVIL

CASE NUMBER:

2012 CA 001969 NC

10/09/2012 11:57:36 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CIVIL COURTS

Receipt # 1545009

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$3080.70

Intang. Tax: \$0.00

STAMP FOR RECORDING

PLAINTIFF(S)

IBERIABANK, A LOUISIANA STATE BANK,

VS. DEFENDANT(S)

UNKNOWN HEIRS, descendants, assigns, devisees, grantees, lienors, creditors, trustees and all other parties claiming by, through, under or against RICHARD LANCELLOTTI a/k/a RICHARD F. LANCELLOTTI, deceased, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming to have any right, title, or interest in and to the real property which is the subject of this action, SCOOTER CITY OF SARASOTA, LLC, a Florida limited liability company, PETER LANCELLOTTI, an individual,

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he or she executed and filed a certificate of sale in this action on September 27, 2012 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections pursuant to §45.031(4) Florida Statutes.

The following property located in Sarasota County, Florida:

LOT 1 LESS THE EASTERLY 20 FEET THEREOF, CASTI-LYN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 89 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA TOGETHER WITH INGRESS AND EGRESS EASEMENT DESCRIBED AS: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 7 CASTI-LYN, SUBDIVISION RECORDED IN PLAT BOOK 7, PAGE 89 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THENCE RUN S 51° 00' 20" W ALONG THE NORTHERLY LOT LINE OF SAID LOT 7, A DISTANCE OF 121.92 FEET; THENCE RUN S 05° 25' 29" W A DISTANCE OF 35.17 FEET TO A POINT ON THE 50 FOOT RADIUS OF THE RIGHT OF WAY FOR CASTI COURT, THENCE NORTHEASTERLY ALONG SAID RADIUS HAVING AN ARC LENGTH OF 19.60 FEET, A CHORD DISTANCE OF 19.47 FEET AND A CHORD BEARING OF N 66° 13' 42" E TO A POINT; THENCE N 05° 25' 29" E A DISTANCE OF 18.53 FEET TO A POINT THENCE N 51° 00' 20" E A DISTANCE OF 114.77 FEET TO THE EASTERLY LOT LINE OF SAID LOT 7 THENCE N 38° 58' 45" W ALONG SAID LOT LINE A DISTANCE OF 17 FEET TO THE POINT OF BEGINNING.

SALE PRICE \$ 440,001.00

☒ Doc. Stamp Paid \$ 3,080.70

☐ Doc. Stamp Due \$ _____
and outstanding

FILED FOR RECORD
2012 OCT -9 AM 10:54
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

Case: 2012 CA 001969 NC



00032200055
Dkt: CERTLR

All machinery, apparatus, equipment, fittings, fixtures, whether actually or constructively attached to the property described in Exhibit "B" (hereinafter referred to as the "Property") and including all trade, domestic and ornamental fixtures and articles of personal property of every kind and nature whatsoever now or hereafter located in, upon or under the Property now owned or hereafter acquired by Debtor, including but not limited to all heating, air conditioning, freezing, lighting, laundry, incinerating and power equipment; engines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus; boilers, ranges, furnaces, oil burners or units thereof; appliances; air-cooling and air-conditioning apparatus; vacuum cleaning systems; elevators; escalators; shades, awnings; screens; storm doors and windows; stoves; wall beds; refrigerators, attached cabinets; partitions, doors and compressors; rugs and carpets; draperies, furniture and furnishings; together with all building materials and equipment now or hereafter delivered to the Property and intended to be installed therein, including but not limited to lumber, plaster, cement, shingles, roofing, plumbing, fixtures, pipe, lath, wall board, cabinets, nails, sinks, toilets, furnaces, heaters, brick, tile, water heaters, screens, window frames, glass doors, flooring, paint, lighting fixtures and unattached refrigerating, cooking, heating and ventilating appliances and equipment and intangible property; together with all proceeds, additions and accessions thereto and replacements thereof, including after acquired property.

All of the water, sanitary and storm sewer systems now or hereafter owned by the Debtor which are now or hereafter located in, upon or under the Property, including but not limited to all water mains, service laterals, hydrants, valves and appurtenances, and all sanitary sewer lines, including mains, laterals, manholes and appurtenances.

All of Debtor's rights, title and interest in and to the materials, soil, flowers, shrubs, crops, trees, timber and other emblements now or hereafter in, upon or under the Property.

All paving for streets, roads, walkways or entrance ways now or hereafter owned by Debtor and which are now or hereafter located on the Property.

All of Debtor's interest as lessor in and to all leases or rental arrangements of the Property, or any part thereof, heretofore made and entered into, and in and to all leases or rental arrangements hereafter made and entered into by Debtor during the life of the security agreements or any extension or renewal thereof, together with all rents and payments in lieu of rents, together with any and all guarantees of such leases or rental arrangements and including all present and future security deposits and advance rentals, and any and all assignments of rent with respect to the Property or any part thereof.

Any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise or the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of or decrease in the value of the Property described in Exhibit "B" or in this exhibit.

All of Debtor's right, title and interest in and to all unearned premiums accrued, accruing or to accrue under any and all insurance policies now or hereafter provided pursuant to the terms of a security agreement, and all proceeds or sums payable for the loss of or damage to (a) the Property described in Exhibit "B" or herein, or (b) rents, revenues, income, profits or proceeds from leases, franchisees, concessions or licenses of or on any part of the Property.

All contracts and contract rights of Debtor arising from contracts entered into in connection with development, construction upon or operation of the property, and all of Debtor's right, title and interest in and to any and all governmental licenses, permits, approvals, allocations and similar matters and documents obtained or to be obtained in connection with said development, construction and operation of the Property.

All of Debtor's right, title and interest in and to any trade names, names of businesses or fictitious names of any kind used in conjunction with the operation of any business or endeavor located on the Exhibit "B" property.

All of Debtor's interest in all utility security deposits or bonds with respect to the Exhibit "B" property or any part or parcel thereof.

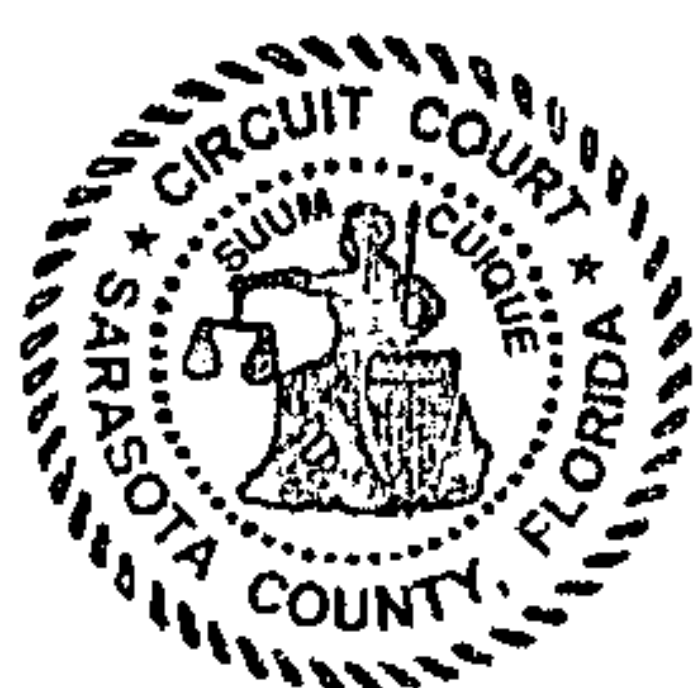

Richard Lancelotti

Lot 1 LESS the Easterly 20 feet thereof, Casti-Lyn, according to the plat thereof recorded in Plat Book 7, Page 89 of the Public Records of Sarasota County, Florida, together with ingress and egress easement described as: Beginning at the Northeasterly corner of Lot 7, Casti-Lyn, Subdivision recorded in Plat Book 7, Page 89 of the Public Records of Sarasota County, Florida thence run S51°00'20"W along the Northerly lot line of said Lot 7, a distance of 121.92 feet; thence run S05°25'29"W a distance of 35.17 feet to a point on the 50 foot radius of the right of way for Casti Court, thence Northeasterly along said radius having an arc length of 19.60 feet, a chord distance of 19.47 feet and a chord bearing of N66°13'42"E to a point; thence N05°25'29"E a distance of 18.53 feet to a point thence N51°00'20"E a distance of 114.77 feet to the easterly lot line of said lot 7 thence N38°58'45"W along said lot line a distance of 17 feet to the Point of Beginning.

was sold to Mazurek Enterprises, Inc., a North Carolina Corporation 8284 Roseburn Court Sarasota, FL 34240-1437

whose address is 2364 Fruitville Road, Sarasota, FL 34237.

WITNESS my hand and the seal of this Court on October 9, 2012.



KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT

BY: _____

Deputy Clerk