

Recording \$ 27.00
Doc Stamps \$ 3,010.00
Consideration \$ 430,000.00

RECORDED IN OFFICIAL RECORDS (L)
INSTRUMENT # 2012151899 3 PGS
2012 NOV 20 12:01 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1560147

Doc Stamp-Deed: 3,010.00

Prepared by and return to:

Kenneth R. Uncapher
Carlton Fields, P.A.
Post Office Box 1171
Orlando, Florida 32802-1171



SPECIAL WARRANTY DEED

This Special Warranty Deed is executed effective the 16th day of November, 2012, by **PNC BANK, N.A.**, successor by merger to RBC Bank (USA), with an address is of 249 Fifth Avenue, Pittsburgh, Pennsylvania 15222 (hereinafter referred to as "Grantor"), to **A & J COMMERCIAL LLC**, a Florida **limited liability company**, with an address of 229 Pesaro Drive, North Venice, FL 34275 (hereinafter collectively referred to as "Grantee"):

Subject to the limitations described herein, Grantor grants and conveys ownership of the property (the "Property") described below to Grantee, to have and to hold the Property in fee simple forever, along with all of its rights and appurtenances, including any right, title, and interest of Grantor in adjacent streets, alleys, and rights-of-way.

The Property consists of the land, together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, in the County of Sarasota, of the State of Florida. The legal description of the Property is:

See attached **Exhibit "A"** attached hereto made a part hereof.

This Special Warranty Deed was made for and in consideration of the sum of \$10.00 and other good and valuable consideration paid to the undersigned by Grantee.

Grantor covenants with Grantee that Grantor specially warrants title to the Property conveyed here, and that Grantor will forever warrant and defend title to the Property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

The conveyance of the Property is made subject to the following exceptions, reservations or restrictions: all easements, reservations, exceptions, encumbrances and restrictions of record, but any reference in this Special Warranty Deed to any easement, reservation, exception, encumbrance or restriction shall not serve to or be deemed to reimpose or reinstate any such easement, reservation, exception, encumbrance or restriction unless such reinstatement or reimposition is specifically set forth in this Special Warranty Deed.


Return to: Dunlap + Moran
10928-20

The covenants made in this deed are legally binding on Grantor and all who lawfully succeed to Grantor's rights and responsibilities. These covenants can be enforced by Grantee and all future owners of the Property.

N WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

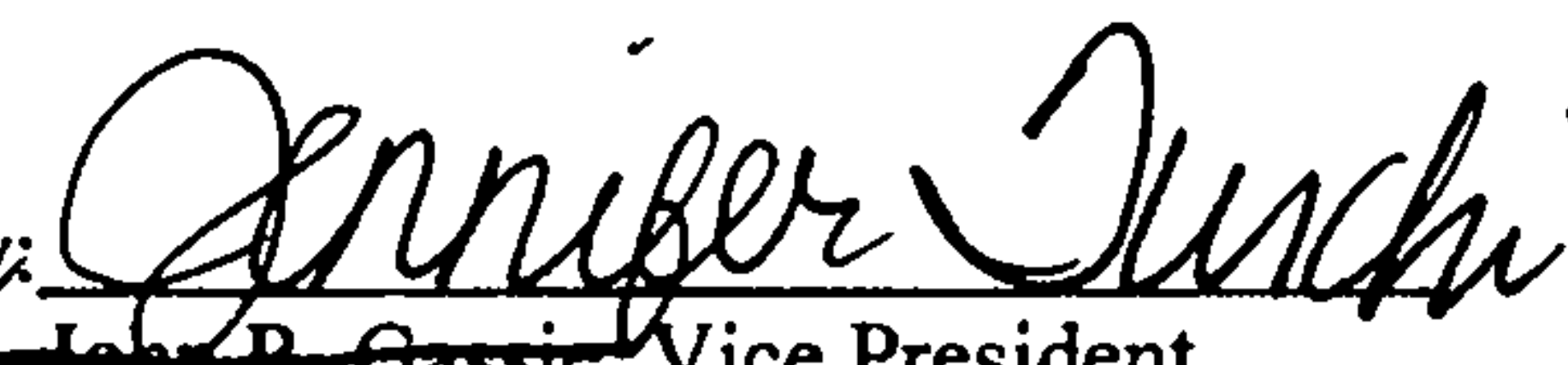
Signed, Sealed and Delivered
in the Presence of:


**PNC BANK, N. A., successor by merger
to RBC Bank (USA)**



Witness **Lexie A. Isaac**

(Please Print or Type Name)



By: 
~~John D. Cassie~~, Vice President
Jennifer Turchi



Witness **Sheri Ondercik**


(Please Print or Type Name)

STATE OF FLORIDA)
COUNTY OF ORANGE)

 **Jennifer Turchi** The foregoing instrument was acknowledged before me this 16th day of November, 2012, by ~~John~~
~~Jennifer Turchi~~ as Vice President of PNC BANK, N. A., successor by merger to RBC Bank (USA), on behalf of
the association. He is personally known to me or has produced _____ as
identification. 

(SEAL)





(Signature of Notary Public-State of Florida)

(Name of Notary Typed, Printed, or Stamped)

EXHIBIT "A"

Description of Lot 10-E-1, Lakeview Office Park at Jacaranda Commercial Center, Sarasota County, Florida. A parcel of land lying and being in Section 3, Township 39 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

BEGINNING at the point that is 324.03 feet North of and 964.53 feet West of the Southeast corner of said Section 3;

thence South $89^{\circ} 43' 53''$ West, a distance of 200.63 feet to the Intersection with the Easterly line of a 170 foot wide Florida Power & Light Company Easement recorded in Official Records Book 968, Page 1107, of the Public Records of Sarasota County, Florida;

thence North $00^{\circ} 16' 07''$ West, along the Easterly line of said 170 foot wide Florida Power & Light Company Easement a distance of 275.65 feet;

thence South $43^{\circ} 57' 20''$ East, a distance of 290.47 feet;

thence South $00^{\circ} 16' 07''$ East, a distance of 65.60 feet to the POINT OF BEGINNING.