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Prepared by and when
recorded return to:

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David A. Webster, Esq.
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CEAGLETO Receipt#1616062

Doc Stamp-Deed: 1,050.00

PARCEL ID NO.: 0996-19-4349



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 23rd day of April 2013, between **Charlotte State Bank & Trust**, a Florida Banking Corporation, whose mailing address is 1100 Tamiami Trail, North Port, FL 33953, herein the Grantor, and **Hanlex North Port, LLC**, a Florida Limited Liability Company, whose mailing address is 1825 S. Orange Blossom Trail, Apopka, Florida 32703, 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**:

Lots 1, 2, 3 & 4, Block A of WARM MINERAL SPRINGS SUBDIVISION UNIT 90, according to the Plat thereof as recorded in Plat Book 17, Page(s) 4, 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, 2012 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:

Charlotte State Bank & Trust, a Florida Banking Corporation


Print Name: Connie E. Ritzhaupt

By: 
Print: **Maryann Mize**
As its: **Senior Vice President**


Print Name: Michael M. Wilson

STATE OF FLORIDA
COUNTY OF ~~SARASOTA~~ Charlotte

The foregoing instrument was acknowledged before me this 23rd day of **April 2013**, by **Maryann Mize** as **Senior Vice President** of **Charlotte State Bank & Trust**, a Florida Banking Corporation who ☒ is personally known to me or ☐ has produced a _____ driver's license as identification.




Notary Public, State of Florida at Large

Exhibit "A"
Title Exceptions

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WARM MINERAL SPRINGS SUBDIVISION UNIT 90, as recorded in Plat Book 17, Page(s) 4, 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. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded July 21, 1983 in Book 1603, Page 1151, 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).