

Prepared by/Return To:
Stephen F. Voigt, Sr., Esq.
Voigt Law Group, P.A.
2042 Bee Ridge Road
Sarasota, Florida 34239
File Number: 14X0034
Parcel ID Number: 0093040002

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014069885 2 PG(S)
June 13, 2014 02:43:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$10,003.00



General Warranty Deed

Made this June 2, 2014 A.D. By **Albritton Fruit Company, Inc., a Florida corporation**, 5430 Proctor Rd., Sarasota, Florida 34233, hereinafter called the grantor, to **ALBRITTON GROVES, LTD., a Florida limited partnership**, whose post office address is: 5430 Proctor Rd., Sarasota, Florida 34233, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

See Attached Schedule "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Albritton Fruit Company, Inc., a Florida corporation

Witness signature _____
Witness Printed Name STEPHEN F. VOIGT

John M. Albritton (Seal)
By: **John M. Albritton, President**

Witness signature _____
Witness Printed Name JACKIE WEST

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 2nd day of June, 2014, by John M. Albritton as President of Albritton Fruit Company, Inc., a Florida corporation, who is/are personally known to me or who has produced driver's license as identification.

Jacquelyn A. West
Notary Public
Print Name: _____

My Commission Expires: _____



JACQUELYN A. WEST
MY COMMISSION # EE 085793
EXPIRES: May 22, 2015
Bonded Thru Budget Notary Services

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Schedule "A"

THAT PORTION OF LOTS 3 AND 4, BLOCK "2", SARASOTA-VENICE COMPANY SUBDIVISION OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 18 EAST, RECORDED IN PLAT BOOK "A", PAGE 65, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A 4"X4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED PRM PLS 4521 FOUND AT THE SW CORNER OF LOT 454, THREE OAKS. UNIT 1, A SUBDIVISION RECORDED IN PLAT BOOK 39, PAGE 13, PUBLIC RECORDS OF SARASOTA COUNTY. FLORIDA; THENCE ALONG THE WEST LINE OF LOTS 454 AND 453 OF SAID THREE OAKS, UNIT 1, N 00°37'22"E., 135.85 FEET; THENCE N 89°22'38" W., 82.38 FEET; THENCE N.00°03'48"E., 73.00 FEET; THENCE N.89°22'38"W, 42.00 FEET; THENCE N.00°03'48"E., 171.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF PROCTOR ROAD. BEING A LINE THAT IS 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 12: THENCE ALONG SAID RIGHT OF WAY LINE N. 89°22' 38"W., 263.23 FEET TO A 4"X4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED PRM PLS 4521; THENCE ALONG THE EAST LINE OF LOTS 443. 444. 445 AND 446 OF SAID THREE OAKS, UNIT 1, S 00°37'22"W., 380.00 FEET TO A 4"X4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED PRM PLS 4521 FOUND AT THE NW CORNER OF LOT 448 OF SAID THREE OAKS. UNIT 1; THENCE ALONG THE NORTH LINE OF LOTS 448, 449, 450, 451 AND 452 S.83°22'38"E., 390.00 FEET TO THE POINT OF BEGINNING AND LESS LANDS DESCRIBED IN THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2003222866.