



First American

Commitment

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

5011612 - NCS-401470-366-KCTY

FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by an authorized officer of the Company or an agent of the Company.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name to be affixed by its duly authorized officers on the Effective Date shown in Schedule A.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

(This Commitment is valid only when Schedules A and B are attached)

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company whether or not based on negligence arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued will contain the following arbitration clause: Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of the controversy or claim. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.
The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.



First American Title

ISSUED THROUGH THE OFFICE OF:

FIRST AMERICAN
TITLE INSURANCE
COMPANY

Corporate Office
1 First American Way
Santa Ana, CA 92707
(800) 854-3643



First American

Schedule A

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

5011612 - NCS-401470-366-KCTY

File No.: NCS-401470-366-KCTY / Customer Ref: FLW-337

1. Effective Date: September 09, 2014 @ 8:00 A.M.

2. Policy or Policies to be issued: Proposed Amount of Insurance:

a. ALTA Owner's Policy of Title Insurance \$To Be Determined
(6-17-06) (with Florida modifications) Not to Exceed: \$1,000,000.00

Proposed Insured: A Natural Person or Legal Entity to be Designated

b. ALTA Loan Policy of Title Insurance \$
(6-17-06) (with Florida modifications)

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Bank of America, National Association, f/k/a NCSB National Bank of Florida, f/k/a Ellis Bank & Trust Company, f/k/a Ellis Commercial Bank

5. The land referred to in this Commitment is described as follows:
See Exhibit "A" attached hereto and made a part hereof



**First American
Title Insurance Company**

NATIONAL COMMERCIAL SERVICES

By: _____

as an Authorized Signatory of First American Title Insurance Company National Commercial Services
(This Schedule A valid only when Schedule BI & BII are attached)



First American

Exhibit A

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

5011612 - NCS-401470-366-KCTY

File No.: NCS-401470-366-KCTY / Customer Ref: FLW-337

The land referred to herein below is situated in the County of Sarasota, State of Florida, and is described as follows:

LOTS 11, 13 AND 15, BLOCK "W", AVION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 112 AND 113, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



First American

Schedule B-I

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

5011612 - NCS-401470-366-KCTY

File No.: NCS-401470-366-KCTY / Customer Ref: FLW-337

REQUIREMENTS

The following requirements must be met:

1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.
4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
 - (a) Warranty Deed conveying the land from Bank of America, National Association, f/k/a NCNB National Bank of Florida, f/k/a Ellis Bank & Trust Company, f/k/a Ellis Commercial Bank, to A Natural Person or Legal Entity to be Designated. In connection with said deed, we will further require:
 - 1) Certified copy of a Board of Directors resolution setting forth the terms, conditions and consideration for which the corporation is authorized to convey its property. The resolution must further identify the officers authorized to execute the deed and other closing documents on behalf of the corporation;
 - 2) Certified incumbency certificate showing the identity of the officers authorized to execute the conveyance on behalf of the corporation, together with examples of their signatures;
 - 3) The corporation must have been formed as of the date the corporation acquired title to the land;
 - 4) Certificate from the Secretary of State of said corporation's current good standing;
 - 5) If the property constitutes all or substantially all of the corporation's assets and the sale is not in the usual and regular course of the corporation's business, the Company shall further require shareholder approval for the transaction obtained in compliance with the procedure set out in §607.1202, F.S.; and
 - 6) The Company reserves the right to make such further requirements as it deems necessary after reviewing any of the documentation required above.
5. The actual value of the estate or interest to be insured must be disclosed to the Company and, subject to approval by the Company, entered as the amount of the Policy to be issued. Until the amount of the Policy to be issued shall be determined and entered as aforesaid, it is agreed by and between the Company, the applicant for this Commitment, and every person relying on this Commitment, that the Company cannot be required to approve any such evaluation in excess of \$1,000.00, and the total liability of the Company on account of this Commitment shall not exceed said amount.
6. The Company is to be advised as to the identity and nature of the proposed insured under the owner's policy/mortgagor under the mortgage policy, and reserves the right to make such additional requirements as it may deem necessary.

7. Note: Items 1, 2, 3, 4, 5 and 6 of Schedule B, Section 2 of the Commitment, will be deleted from any policies issued pursuant thereto upon our review and acceptance of a survey acceptable to the Company, certified in accordance with Florida Statutes, or such other proof as may be acceptable to the Company, relating to any rights, interests or claims affecting the land which a correct survey would disclose, and an Affidavit of Possession and No Liens in accordance with Florida Statutes, and the Company's review of the potential exposure for construction liens. The Company reserves the right to include exceptions from coverage relating to matters disclosed by the survey or other proof, the Affidavit, or discovered in the Company's review of the potential exposure for construction liens, and to make such additional requirements as it may deem necessary.

Note:

2013 Taxes show **PAID** in the Gross Amount of \$252.98 for Tax Parcel I.D. Number 2030140019.

2013 Taxes show **PAID** in the Gross Amount of \$252.98 for Tax Parcel I.D. Number 2030140020.

2013 Taxes show **PAID** in the Gross Amount of \$252.98 for Tax Parcel I.D. Number 2030140021.

FLORIDA RECORDING FEES:

Recording Fees: \$10.00 for the first page / \$8.50 each additional page
PLUS e-filing fee of \$4.50 per document
PLUS \$1.00 indexing fee for each name over 4

Deed Transfer Tax (called Documentary Stamp Tax): \$.70 per \$100 (rounded up to the nearest \$100)

for all FL counties EXCEPT Miami-Dade where the rate for all property except single family residences is \$10.50/\$1000 (rounded to the nearest \$100)

Mortgage Tax: Comprised of 2 taxes: Documentary Stamp Tax PLUS Intangible Tax
Documentary Stamp Tax: \$.35/\$100 (rounded up to the nearest \$100)
Intangible Tax: \$2.00/\$1000

In the case of taxes on Mortgage Modifications or Assumptions, please contact the assigned FL Underwriter.

FLORIDA RECORDING STANDARDS:

Margins - First Page: Leave 3" x 3" right hand top margin blank; place name and address of preparer and return-to address in left hand 3"; all other margins: 1"

Margins - Add'l Pages: 1"

Paper Size: Either 8.5" x 11" or 8.5" x 14"

Tax Parcel No.: Must be present on the face of all deeds.

Signatures: Names must be legibly printed, typed or stamped immediately beneath the signatures.

Addresses: The post office address of Grantor and Grantee must be legibly printed, typed or stamped within the document.

Witnesses: Two (2) witnesses are required on all conveyances of an interest in land. The name of each witness must be legibly printed, typed or stamped beneath the signatures.

Preparer/Return-to: The name, title and address of the person who prepared the document must be legibly printed, typed or stamped after the words "This document prepared by:" Also include a return-to address on the first page.



First American

Schedule B-II

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

5011612 - NCS-401470-366-KCTY

File No.: NCS-401470-366-KCTY / Customer Ref: FLW-337

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners without right of entry.
8. The lien of the taxes for the year 2014 and all subsequent years, which are not yet due and payable.
9. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
10. The effect of matters shown on Plat of Avion filed in Plat Book 1, Pages 112 & 113, of the Sarasota County Official Public Records

Note: All of the recording information contained herein refers to the Public Records of Sarasota County, Florida , unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-854-3643. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.



**First American
Title Insurance Company**

NATIONAL COMMERCIAL SERVICES

First American Title Insurance Company
1201 Walnut Street, Suite 700
Kansas City, MO 64106
Phn - (816)410-7911
Fax - (866)493-6334

09/16/2014

Re: File # **NCS-401470-366-KCTY**

Property Address: **200 Tarpon Avenue, Sarasota, FL**

YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.

An order has been placed with this company for a title insurance policy. The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on :

REFINANCE TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

SALES TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above-referenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to the above address or fax number prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.



Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

PLAT BK. I

106170

all streets shown on this plat
are hereby dedicated to the public
use by the undersigned owner

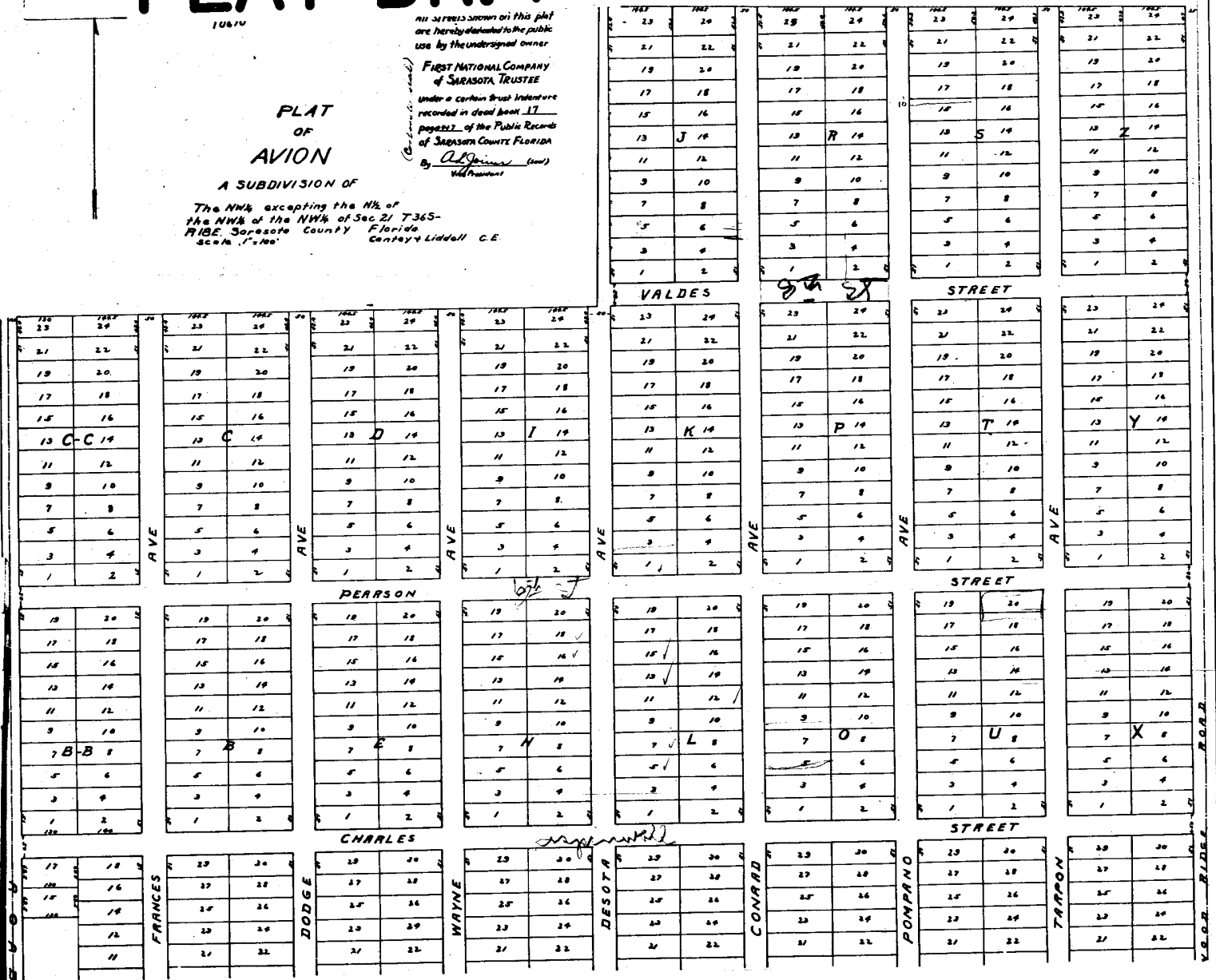
FIRST NATIONAL COMPANY
of SARASOTA, TRUSTEE
under a certain Trust Indenture
recorded in deed book 17
pages 222 of the Public Records
of Sarasota County Florida
By *Adm. [Signature]* (seal)
Valderrama

PLAT OF AVION

A SUBDIVISION OF

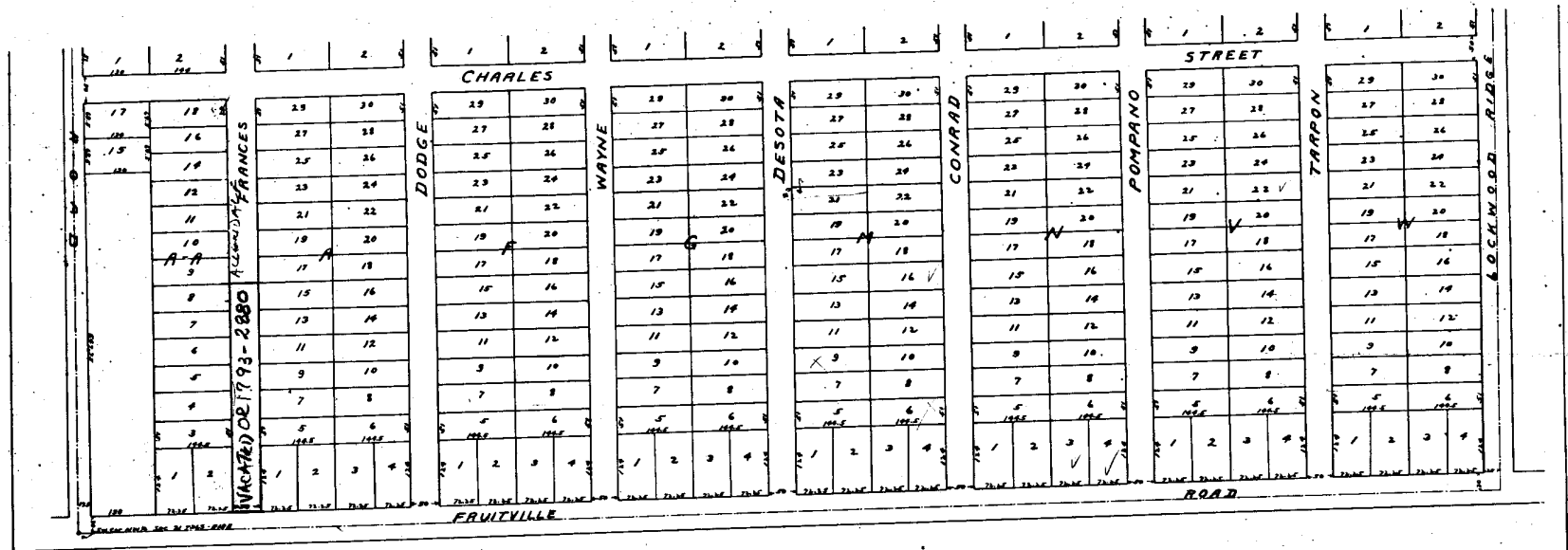
The NW 1/4 excepting the NW 1/4 of
the NW 1/4 of the NW 1/4 of Sec 21 T 36 S
R 18 E, Sarasota County Florida
Scale 1"=100' Contey & Liddell C.E.

PAGE 112



PLAT OF AVION

BK. I P. 113



I hereby certify that the above and foregoing instrument is a true and correct copy of the original which was filed for record at 4:10 pm O'Clock the 17th 1924 and recorded the 24th 1924.

PAGE 113
PLAT BK. I

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.

This Indenture made this 28 day of February A.D. 1975, by and between
DUPREE L. THORNTON, a single man,

hereinafter referred to as Grantor, and ELLIS COMMERCIAL BANK, a Florida banking corp.

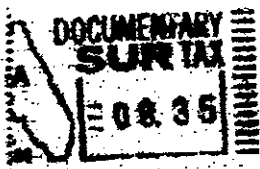
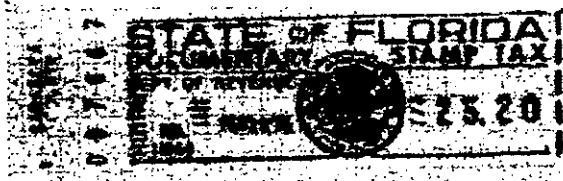
hereinafter referred to as Grantee, whose post office address is 3175 Fruitville Road,
Sarasota, Florida

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him 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:

Lot 13, Block W, AVION, as per plat thereof
recorded in Plat Book 1, pages 112 and 113,
Public Records of Sarasota County, Florida

Subject to taxes for 1975 and subsequent years.

The above described property is a vacant lot and is no part
of the legal homestead of the grantor herein.



FEB 28 3 23 PM '75

FILED AND RECORDED
R. H. HARRIS, CLERK
FLA.

617433

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

Signed, sealed and delivered
in the presence of:

Bernard Kaufman
Salpa F. Snider

Dupree L. Thornton (SEAL)

_____ (SEAL)

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I Hereby Certify that on this day, before me, an officer duly authorized to take acknowledgments in the state and county named above, personally appeared
DUPREE L. THORNTON, a single man,

to me known to be the persons described in and who executed the foregoing deed and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal in the state and county named above this 28th day of February, 19 75.

Prepared by: W.T. Harrison, Jr.
Williams, Parker, Harrison, Dietz and Getson
1580 Ringling Blvd., P. O. Box 3258
Sarasota, Florida 33678

Jean L. Taylor
Notary Public
My commission expires:

400
25.00
9.35

Returned
to Grantor
2/28/75

Ellis Commercial Bank

1072 to 322
Warranty Deed

619152

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.

This Indenture made this 26th day of February, A.D. 1975, by and between
GERTRUDE L. GARRISON, unmarried widow of Robert L. Garrison, deceased,

hereinafter referred to as Grantor, and ELLIS COMMERCIAL BANK, a Florida corporation,

hereinafter referred to as Grantee, whose post office address is 3175 Fruitville Road
Sarasota, Florida 33580

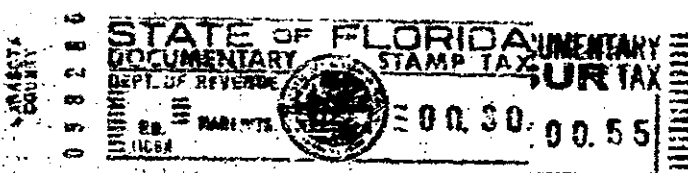
Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Lot 11, Block W, AVION, as per plat thereof recorded
in Plat Book 1, Page 112, Public Records of Sarasota
County, Florida.

SUBJECT to taxes for 1975 and subsequent years and to
valid easements, reservations and restrictions of
record and applicable zoning regulations.

FILED AND RECORDED
R.H. HICKMAN, CLERK
MAR 13 3 45 PM '75

619152



together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

Signed, sealed and delivered
in the presence of:

Betty Gowan
Jean L. Taylor

Gertrude L. Garrison (SEAL)
GERTRUDE L. GARRISON

(SEAL)

(SEAL)

(SEAL)

STATE OF FLORIDA)
COUNTY OF SARASOTA)

I Hereby Certify that on this day, before me, an officer duly authorized to take acknowledgments in the state and county named above, personally appeared GERTRUDE L. GARRISON, the unmarried widow of Robert L. Garrison, deceased,

to me known to be the persons described in and who executed the foregoing deed and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal in the state and county named above this 26th day of February, 1975.

Prepared by: Monte K. Marshall
Williams, Parker, Harrison, Dietz and Gotsch
1500 Ringling Blvd., P.O. Box 3258
Sarasota, Florida 33578

Jean L. Taylor
Notary Public
My commission expires:

Notary Public State of Florida at Large
My Commission Expires May 9, 1978
Bonded by Acton Co. & Security Co.

1072 to 322

199651RG- \$6.25 Rec. fee
137.50 Doc. Stamp

RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
3323 Henderson Blvd., Suite 120
Tampa, Florida 33609

862976

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

This Warranty Deed Made the 17th day of February A. D. 19 88 by

ARTHUR EARL ROWE, SR.,
hereinafter called the grantor, to
NCNB NATIONAL BANK OF FLORIDA,

whose postoffice address is P. O. Box 25900, Tampa, Florida 33630,
hereinafter called the grantee;

(Wherever used herein the terms "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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-mises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 15, Block W, AVION SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 112, of the Public Records of Sarasota County, Florida.

Grantor certifies, warrants and covenants to the Grantee that neither Grantor nor any of his family reside on the above property or any property adjacent thereto, and that the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 19 87.

RECORDED
18 PM '88
OFFICIAL

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:

Carol L. Schmaniske
Debra L. Finckent

Arthur Earl Rowe Sr.
ARTHUR EARL ROWE, SR.

L.S.
L.S.

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

ARTHUR EARL ROWE, SR.

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of March A. D. 19 88.

Debra L. Finckent

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR 16, 1991
BONDED TARI GENERAL INS. UND.

This Instrument prepared by: JOHN G. WOOD, JR., ESQ.
Duffey, Judd, Webb, Wood & Kavanaugh, P.A.
Address 2940 South Tamiami Trail
Sarasota, Florida 34239

SPACE BELOW FOR RECORDERS USE	
Documentary Tax Pd.	\$ 137.50
Intangible Tax Pd.	\$
Karen E. Rushing, Clerk Sarasota County	
By:	<i>C. L. Packard</i>
	Deputy Clerk