

31250

CITRUS COUNTY  
011537



PREPARED BY and  
RETURN TO:  
Sherry A. Stanley, Esq.  
Steel Hector & Davis  
4000 Southeast Financial Center  
Miami, Florida 33131-2398

THIS WARRANTY DEED made as of the 31st day of May, 1986, by PUNTA GORDA ISLES, INC. ("PGI"), a Florida corporation, PUNTA GORDA DEVELOPERS, INC. ("PGD"), a Florida corporation, and BURNT STORE MARINA, INC. ("Marina"), a Florida corporation (PGI, PGD and Marina are hereinafter jointly and severally called the "Grantor"), to SHERRY A. STANLEY, as Trustee, or in the event of her death or legal incapacity, ERNEST J. HEWETT, as Successor Trustee, under that certain Trust Agreement dated as of October 18, 1985 and identified as 1985 RECEIVABLES, with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or to subdivide, or to dedicate, or to assign, or to otherwise manage and dispose of the property hereafter described, whose Post Office Address is 4000 Southeast Financial Center, Miami, Florida 33131-2398 (hereinafter called the "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and the Grantee's successors and assigns forever, all that certain land situate in Citrus County, Florida, more particularly described on composite Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TOGETHER with all of the Grantor's right, title and interest in, to and under any agreements for deed and installment sales contracts affecting the real property conveyed hereby and all sums due and to become due thereunder (the "Contracts").

SUBJECT to the matters set forth on Exhibit "B" attached hereto and made a part hereof.

FURTHER SUBJECT to the rights of vendees under any existing agreements for deed and installments sales contracts affecting the real property hereby conveyed.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that, subject to the matters hereinbefore set forth, PGI, PGD and Marina are lawfully seized of an indefeasible estate in fee simple in all the real property described below their respective names on Exhibit "A" and the Contracts related thereto; that PGI, PGD and Marina have good right and lawful authority to sell and convey said real property and Contracts; that said real

*Jarr, Jarr, Haymans, Moseley*  
*P.O. Box 2159*  
*Port Charlotte, Florida*

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property and Contracts are free and clear of all liens, charges, encumbrances and other matters except as specifically set forth in Exhibit "B"; and that, subject to the matters hereinbefore set forth, PGI, PGD and Marina hereby fully warrant the title to said real property and Contracts and will defend the same against the lawful claims of all persons whomsoever.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes. The Grantee shall have no personal liability whatsoever for acting as trustee under the Trust Agreement referred to above or by virtue of taking title to the land and Contracts described above and the sole liability of the Grantee or trustee hereunder shall be limited to the property which the Grantee holds as trustee under the trust agreement referred to above. The interests of the beneficiaries under the trust agreement referred to above shall be personal property.

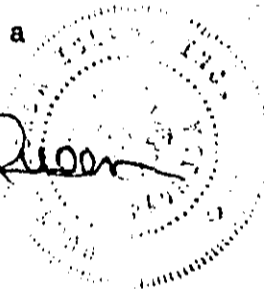
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

PUNTA GORDA ISLES, INC., a  
Florida corporation

Betty W. Cunningham  
Lynda Kay Fress

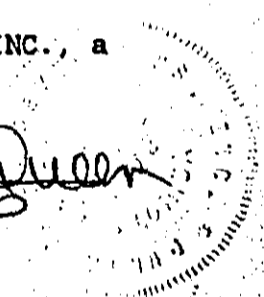
By Bula F. McQueen  
VPS (SEAL)



PUNTA GORDA DEVELOPERS, INC., a  
Florida corporation

Betty W. Cunningham  
Lynda Kay Fress

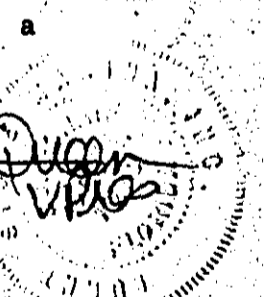
By Bula F. McQueen  
VPS (SEAL)



BURNT STORE MARINA, INC., a  
Florida corporation

Betty W. Cunningham  
Lynda Kay Fress

By Bula F. McQueen  
VPS (SEAL)



Jennifer Vickels 11-7-88



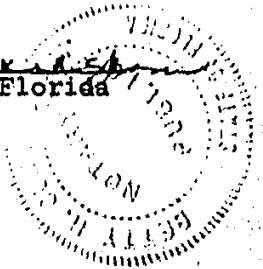
STATE OF FLORIDA )  
COUNTY OF Charlotte ) SS

The foregoing instrument was acknowledged before me this 30th day of September, 1986, by Paul F. McBurn, the Senior Vice President of BURNT STORE MARINA, INC., a Florida corporation, on behalf of that corporation.

Betty H. Allen  
Notary Public, State of Florida

My commission expires:

Notary Public, State of Florida  
My Commission Expires July 25, 1989  
Bonded Thru Troy Fain - Insurance, Inc.



(NOTARY SEAL)

8451S

RECEIVED  
TERRY H. ALLEN  
NOTARY PUBLIC  
STATE OF FLORIDA

**EXHIBIT A**

The following lands are owned by Punta Gorda Developers, Inc., a Florida corporation.

Lot 18, Block B-G, Lot 15, Block B-P, Lot 13, Block B-13, Lot 5, Block B-49, Lots 15 and 16, Block B-52, Lot 39, Block B-54, Lot 34, Block B-57, Lot 31, Block B-64, Lot 13, Block B-87, and Lot 4, Block B-91, CYPRESS VILLAGE, SUGARMILL WOODS, according to the Plat thereof recorded in Plat Book 9, Pages 86 through 150 and continued in Plat Book 10, Pages 1 through 9, of the Public Records of Citrus County, Florida.

*JK*

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EXHIBIT B

Easements, reservations and restrictions appearing on the Plat of CYPRESS VILLAGE, SUGARMILL WOODS, as recorded in Plat Book 9, Pages 86 through 150, and continued in Plat Book 10, Pages 1 through 9, and amended in Plat Book 9, Page 87A, of the Public Records of Citrus County, Florida.

Declaration of Restrictions as recorded in Official Records Book 462, Page 672, as amended in Official Records Book 527, Page 11, of the Public Records of Citrus County, Florida.

Declaration of Restrictions recorded May 10, 1977 in Official Records Book 462, Page 685, as amended in Official Records Book 527, Page 11, of the Public Records of Citrus County, Florida.

Mortgage dated August 30, 1972 from Punta Gorda Developers, Inc., a Florida corporation and Norcorp, Inc., a Florida corporation as Joint Venturers under an Agreement dated March 11, 1972 to Norinco, Inc., a Florida corporation recorded in Official Records Book 317, Page 784, as modified by that certain Modification Agreement dated December 20, 1974 and recorded in Official Records Book 387, Page 548, all in the Public Records of Citrus County, Florida

Mortgage dated December 20, 1974 from Punta Gorda Developers, Inc. and Norcorp, Inc., a Joint Venture d/b/a Parkland Properties, both Florida corporation in favor of Norcorp, Inc., a Florida corporation recorded in Official Records Book 387, Page 576, of the Public Records of Citrus County, Florida.

Roads, road rights-of-way and public utilities as to said lands.

Any resolutions or amendments thereto adopted by the governing board of the Southwest Florida Water Management District of which lands are a part.

*J. Wickham*  
D.C.

RECORDED BY  
85 NOV 5 AM 11 51

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
WALLACE H. ...

469655

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Jennifer Wickham 11-7-88