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Prepared by and return to:
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Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800

CORRECTIVE SPECIAL WARRANTY DEED

This indenture, made this _____ day of February, 2013 by and between THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA, a body corporate under the laws of the State of Florida hereinafter referred to as Grantor, whose post office address is 1960 Landings Boulevard, Sarasota, Florida 34231, and PALMER BLVD. ASSOCIATES, INC., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 2065 Constitution Boulevard, Sarasota, Florida 34231.

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

Tracts 50 and 51, of the Fifth Unit of Palmer Farms, a subdivision recorded in Plat Book 3, Page 15 of the Public Records of Sarasota County, Florida, and the Westerly 129.69 feet of Tract 15, of the Third Unit of Palmer Farms, a subdivision recorded in Plat Book 3, Page 39 of the Public Records of Sarasota County, Florida, together with a strip of land being a portion of the Northerly 15 feet of the former Tampa Southern Railroad, being more particularly described as follows:

BEGIN at the Northwest corner of aforesaid Tract 50, thence S.85°28'33"E, along the Southerly right of way of Palmer Boulevard (formerly Ringling Boulevard 60 feet wide), for 747.59 feet to the Northeast corner of aforesaid Tract 51; thence S.00°04'46"W., along the East line, for 1,252.89 feet to the Southeast corner of aforesaid Tract 51; thence S.80°44'57"E., along the Southerly right of way of Tatum Road, for 50.65 feet to the Southwest corner of aforesaid Tract 15; thence N.00°04'46"E. along the West line of said Tract 15, for 1,257.08 feet to the Northwest corner of said Tract 15; thence S.85°28'33"E., along the Southerly right of way of Palmer Boulevard (formerly Ringling Boulevard 60 feet wide), for 130.08 feet; thence S.00°04'46"W., parallel with and 129.69 feet Easterly of the West line of said Tract 15 and its Southerly extension, for 1,285.35 feet to a point on the North line of Sarasota Golf Club Colony 6th Unit, recorded in Plat Book 10, Page 52, of the Public Records of Sarasota County, Florida; thence N.80°40'43"W., along said North line, for 527.06 feet to the Northeast corner of Firethorne Lakes, recorded in Plat Book 33, Pages 43-43B, of the Public Records of Sarasota County, Florida; thence N.80°41'40"W. along the North line of said Firethorne Lakes, for 408.61 feet to a point of intersection with the Southerly extension of the West line of said Tract 50; thence N.00°00'30"E., along said West line and its Southerly extension of said Tract 50, for 1,207.07 feet to the POINT OF BEGINNING.

ALSO, together with that part of the vacated 50.00 foot wide Right-of-way for Tatum Road which lies Southerly of the Southerly Right-of-way line of Palmer Boulevard (Ringling Boulevard per Plat) and Northerly of the Northerly Right-of-way line of the former Tampa Southern Railroad (Atlantic Coastline Railroad per plat) and between said Tract 51, of the Fifth Unit of Palmer Farms and Tract 15, of the Third Unit of Palmer Farms, both plats recorded in the Public Records of Sarasota County, Florida.

LESS AND EXCEPT the parcel of land conveyed to Sarasota County as described in the Official Records of Sarasota County, Florida as Instrument No. 2001160304, containing 27,831.70 square feet.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining.

Subject to valid easements, restrictions and reservations of record.

This Corrective Special Warranty Deed is being recorded to correct the Special Warranty Deed recorded in the Official Records as Instrument #2004017766, Public Records of Sarasota County, Florida. Grantor specifically releases any automatic reservation and right of entry in accordance with Florida Statutes, Section 270.11.

Grantor does hereby specially warrant the title to said property and will defend the same against the lawful claims of all persons claiming by, through or against Grantor, but none other.

As used herein, 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.

In Witness Whereof, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WITNESSES:

THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA

Signature of Witness

Print Name of Witness

Signature of Witness

Print Name of Witness

By: _____
Print Name: _____
As its: _____

CORPORATE SEAL

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this ____ day of February, 2013 by _____, as _____ of THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA, on behalf of the School Board. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida and my commission expires on _____.

WMS-548956.2