

19.50 Rec  
660.00 State

Property Appraiser's Parcel I.C. Nos.:  
79906.0000/4, 79912.0000/2 and 79872.0000/8

*Rea* This instrument prepared by:  
Michael J. Furen, Esq. *EW*  
Icard, Merrill, Cullis, Timm,  
Furen & Ginsburg, P.A.  
P.O. Drawer 4195  
Sarasota, FL 34230  
(813) 366-6222

390011

SPECIAL WARRANTY DEED

This Special Warranty Deed made and executed the 4th day of May, 1990 by and between JEROME V. ANSEL, a married man, (hereinafter called the "Grantor") to the TOWN OF LONGBOAT KEY, FLORIDA, a municipal corporation under the laws of the State of Florida (hereinafter called the "Grantee"). (Whenever used, the terms Grantors and Grantee included all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

W I T N E S S E T H:

That the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by these presents, do grant, bargain, sell, remise, release, convey and confirm to the Grantee all of that certain real property situated in Manatee County, Florida and more particularly described as follows:

(See legal description annexed hereto as Exhibit "A" and incorporated herein by reference.)

Reserving, however, a 10 foot wide non-exclusive and perpetual pedestrian access easement over and across said property in favor of and appurtenant to the property described in Exhibit B annexed hereto (herein the "benefited property"). Said easement shall run from the easterly boundary of the benefited property to Sarasota Bay and shall include the right of the Grantors, their heirs, personal representatives, successors and assigns to improve such easement with a wooden walkway. The exact location of the easement shall be fixed by agreement between the Grantors and the Grantee after considering the recommendations and advice of an environmental consultant employed by the Grantors.

Together with all the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the above-described land.

Together with (to the extent legally transferrable, and without representation or warranty of any kind, as to the transferability, usability, severability or other status) a non-exclusive and co-equal right to use with the Grantor, that certain perpetual non-exclusive access easement conveyed to the Grantor by that certain Easement Deed dated May 30, 1979 and recorded June 1, 1979 in Official Records Book 948, Pages 1268 et seq., Public Records of Manatee County, Florida; reserving, however, unto Grantor, his heirs, personal representatives, successors and assigns, a full and separate right of use and enjoyment of said easement, including the right to sever the Grantors' use and enjoyment of said easement from Grantee's use and enjoyment, provided, however, the Grantee shall make no use of said easement that would impair the continued validity of said easement or the continued right of the Grantor, his heirs, personal representatives, successors and assigns, to use said easement.

DOCUMENTARY TAX PD. \$ 4400-  
INTANGIBLE TAX PD. \$ \_\_\_\_\_  
R. B. SHORE, CLERK MANATEE COUNTY  
BY: 43  
DEPUTY CLERK

1 RECORDED  
R.B. SHORE CLERK OF CIRCUIT COURT  
BY: 98 DD

O.R. 1296 PG 1139

Conveyance of title to the aforesaid property is subject to the following exceptions, covenants, limitations and conditions, to wit:

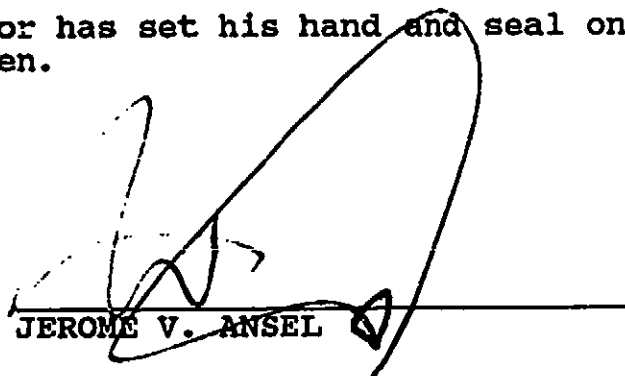
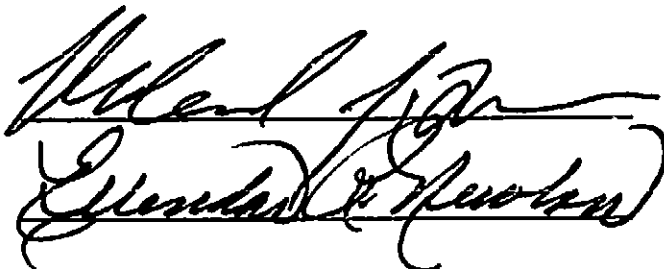
1. Taxes and assessments for 1990 and subsequent years.
2. All easements, restrictions, reservations, and limitations of record.
3. All governmental laws, statutes, ordinances, rules, regulations, resolutions and codes.
4. The Grantor does not warrant any riparian or littoral rights nor title to any portion of the Property consisting of submerged or artificially filled in lands or to any portion of the Property lying below the mean high water line.
5. A 10 foot wide non-exclusive and perpetual pedestrian access easement described above.

And the Grantor does hereby covenant with Grantee that, except as above noted, at the time of the delivery of this deed, the premises were free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

And the Grantor does hereby certify that the property herein conveyed is not part of nor contiguous to his homestead.

IN WITNESS WHEREOF, the Grantor has set his hand and seal on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
JEROME V. ANSEL

(SEAL)

STATE OF  
COUNTY OF

I do hereby certify that on this day before me, an officer duly authorized to take acknowledgements and administer oaths, personally appeared Jerome V. Ansel, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same as his free act and deed for the purposes therein set forth.

Witness my hand and official in the County and State last aforesaid, this 4th day of May, 1990.

  
Notary Public

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires Nov. 18, 1993  
Bonded Thru Troy Fein - Insurance Inc.

(SEAL)

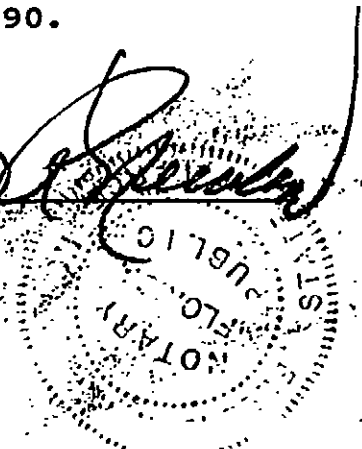


EXHIBIT A

PARCEL 1:

Those portions of lots 19, 20 and 21 of the Plat of the Subdivision of Longboat Key (as per plat thereof recorded in Plat Book 7, Page 16, Public Records of Manatee County, Florida) lying Easterly of the right of way of Gulf of Mexico Drive, less and excepting therefrom, however, the Westerly 400 feet thereof and all existing rights of way, if any.

PARCEL 2:

Lot 13, Bailey-Dobson Subdivision, as per plat thereof recorded in Plat Book 9, Page 51, Public Records of Manatee County, Florida, less and excepting therefrom, existing rights of way.

PARCEL 3:

All right, title and interest of Grantor in and to any lands lying between the Easterly boundary of said lots 19, 20 and 21 and waters of Sarasota Bay, and also all right, title and interest of the Grantor in and to any lands lying between the Easterly boundary line of said Lots 19, 20 and 21 and the Easterly line of U.S. Government Lot 2, Section 25, Township 35 South, Range 16 East, and contained within the Northerly boundary line of said lot 19 and the Southerly boundary line of said lot 21 as extended Easterly.

Together with any and all riparian rights thereunto belonging or in any way appertaining.

The westerly 400 feet of those portions of Lots 17 through 21, of the Plat of the Subdivision of Longboat Key (as per plat thereof recorded in Plat Book 7, Page 16, Public Records of Manatee County Florida) lying Easterly of the right of way of Gulf of Mexico Drive, less and excepting all existing rights, if any.

FILED AND RECORDED  
R.B. SHORE, CLERK  
MANATEE COUNTY, FL.  
MAY 4 4 58 PM '90

EXHIBIT B.

O.R. 1296 PG 1142