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WARRANTY DEED

THIS INDENTURE, made this 6th day of March, 1981, between JEROME V. ANSEL, of the County of Sarasota and State of Florida, Grantor, and THE TOWN OF LONGBOAT KEY, FLORIDA, a municipal corporation of the State of Florida, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of Ten Dollars (\$10) and other valuable consideration, to him in hand paid and given, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain sell and transfer unto the said Grantee the fee simple determinable title to all those certain parcels of land and easements lying and being in the County of Manatee and State of Florida, more particularly described as follows:

Parcel "1" Those portions of Tracts 11, 12, 13 and 14 of the Plat of the Subdivision of Longboat Key Fractional Sections 25, 26 and part of Section 24, Township 35 South, Range 16 East lying Easterly of Gulf of Mexico Drive, all as per Plat thereof recorded in Plat Book 7, Page 16 of the Public Records of Manatee County, Florida.

TOGETHER WITH a perpetual non-exclusive easement for pedestrian ingress and egress over and across the Northerly 5 feet of said Tract 13 lying Westerly of Gulf of Mexico Drive to and from Gulf of Mexico Drive and the Gulf of Mexico. This easement is appurtenant to Tracts 13 and 14 and is intended to be for the benefit of the Owner of said Tracts, his heirs, personal representatives, successors, grantees and assigns and all the lawful occupants of said Tracts from time to time.

SUBJECT TO Easements, Restrictions and Reservations of Record, Taxes and Assessments for 1981 and subsequent years and Governmental Laws, Ordinances, Rules and Regulations.

As to the perpetual non-exclusive easement described as part of Parcel "1", this easement is subject to that certain unrecorded Agreement dated June 30, 1976 by and between SOUTHEAST FIRST NATIONAL BANK OF MANATEE, a national banking association, and MICHAEL J. FUREN, as Trustee.

Parcel "2" U.S. Government Lot 3 in Section 36, Township 35 South, Range 16 East, Manatee County, Florida and U.S. Government Lots 1 and 2, Section 31, Township 35 South, Range 17 East, Manatee County, Florida.

Together with the following described easements:

Easement 1 - Begin at the intersection of the northerly line of Section 36, Township 35S, Range 16E and the easterly Right-of-way line of Gulf of Mexico Drive (100 Right-of-way); thence S 31° 40.00" E along said easterly Right-of-way line of Gulf of Mexico Drive, 1965.38 ft. to the principal place of beginning of a 60.00 ft. easement lying 30.00 ft. either side of the following described centerline. Thence N 58° 20' 00" E 91.69 ft. to end of said 60.00 ft. easement.

Easement 2 - That certain 10-foot easement across the Southerly part of the following described property running from the Gulf of Mexico Drive to the waters of the Gulf of Mexico for ingress and egress to the beach along the Gulf of Mexico. That property being more particularly described as follows:

I. W. Whitesell, Jr., Esquire
3100 S. Tamiami Trail
Sarasota, FL. 33579

Prepared by: Michael J. Furen, Esquire
P. O. Drawer 4195
Sarasota, FL. 33578

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STATE OF FLORIDA
DEPARTMENT OF REVENUE
MARIETTA STAMPTAX
MAR 10 1981
999.00
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FLORIDA STAMPTAX 999.00
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Commence at a concrete monument marking the point of intersection of the North line of Section 36, Township 35 South, Range 16 East and the Westerly Right-of-way of Gulf of Mexico Drive (S.R. 780); thence South 31° 39' 50" East along said Westerly Right-of-way, 1941.22 feet to a concrete monument for a Point of Beginning; thence continue South 31° 39' 50" East, along said Westerly Right-of-way of Gulf of Mexico Drive 392.42 feet to a concrete monument; thence South 58° 15' 40" West parallel to the Northerly Right-of-way of Davies Place, a 50-foot street, as shown on Plat of Summerset Beach, recorded in Plat Book 4, Page 121, of the Public Records of Manatee County, Florida and 209.37 feet therefrom, 553.69 feet, more or less, to the intersection of said line and the waters of Gulf of Mexico; thence Northwesterly along said waters, 392.4 feet, more or less to the intersection of said waters and a line bearing South 58° 15' 40" West from the Point of Beginning; thence North 58° 15' 40" East, along said line parallel to said North line of Davies Place and 183.05 feet therefrom to the Point of Beginning; lying in U.S. Government Lot 2, Section 36, Township 35 South, Range 16 East, Manatee County, Florida: LESS the Southeasterly ten (10) feet thereof.

SUBJECT TO Easements, Restrictions and Reservations of Record, Taxes and Assessments for 1981 and subsequent years and Governmental Laws, Ordinances, Rules and Regulations.

This conveyance is being made to the Grantee in consideration of the approval by the Grantee of the rezoning of the property described in Exhibit "A" hereto to the "NPD" zoning district, the approval by the Grantee of the transfer of seventy-five (75) living units to the property described in Exhibit "A", the approval by the Grantee of an Outline Development Plan, as amended, for a Negotiated Planned Unit Development on the property described in Exhibit "A" and the right of the Grantor to subsequently develop the property described in Exhibit "A" in accordance therewith. Therefore, the fee simple title to the property described above and conveyed hereby shall automatically revert to the Grantor in the event all, any or any portion of the foregoing approvals, the enabling Ordinances or Resolutions on which they were based or the proposed Negotiated Planned Unit Development are finally adjudicated to be illegal, unconstitutional or otherwise invalid or improper, either on substantive or procedural grounds or combination thereof or otherwise, by a court of competent and final jurisdiction in an action or proceeding commenced by any third party or parties (including without limitation an individual Town Commissioner or Commissioners acting in their individual capacities or any other governmental body, agency or authority), which action or proceeding is commenced within two (2) years from the date of this conveyance.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, remainder and easements thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, except as otherwise provided herein.

GRANTOR makes no representations or warranties as to the title to any portions of the herein conveyed property or easements lying below the Mean High Tide Line.

The said GRANTOR does hereby fully warrant (except as otherwise provided herein) the title to said property and will defend the same against the lawful claims of all persons whomsoever (except as otherwise provided herein).

GRANTOR resides with his spouse on other property and the above described property being conveyed is not the homestead of the Grantor.

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

Signed, sealed and delivered in the presence of:

[Signature]
Helen G. Read

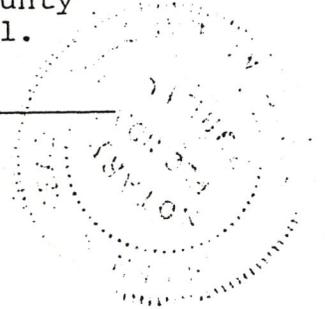
[Signature] (SEAL)
JEROME V. ANSEL

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, 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 seal in the County and State last aforesaid this 6th day of March, 1981.

[Signature]
Notary Public



My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 2 1981
BONDED THRU GENERAL INS. UNDERWRITERS

[Handwritten mark]

Exhibit "A"

A PORTION OF U.S. GOVERNMENT LOT #2 AND #3 OF FRACTIONAL SECTION #16, AND A PORTION OF U.S. GOVERNMENT LOT #4 OF FRACTIONAL SECTION #17, TOWNSHIP 36 SOUTH, RANGE 17 EAST, AND A PORTION OF ISLAND BEACH SUB-DIVISION, ALL LYING AND BEING IN SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 17, WITH THE WESTERLY RIGHT-OF-WAY LINE OF GULF OF MEXICO DRIVE, (S.R. 789, 100' WIDE); SAID POINT LYING S 46° 45' 04" E, 94.35' FROM THE NORTHEASTERLY CORNER OF THE LANDS OF COLONY BEACH CLUB, AS RECORDED IN CONDOMINIUM BOOK #7, PAGES 12 THRU 12-F, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S 46° 45' 04" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 609.15' TO THE POINT OF BEGINNING; THENCE CONTINUE S 46° 45' 04" E, ALONG SAID RIGHT-OF-WAY LINE 1170.1'; THENCE S 43° 14' 56" W, 943' MORE OR LESS TO THE WATERS OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG SAID WATERS, 1170' MORE OR LESS TO THE INTER-SECTION OF A LINE LYING S 43°14' 56" W OF THE POINT OF BEGINNING; THENCE N 43°14' 56" E, 950' MORE OR LESS TO THE POINT OF BEGINNING; TOGETHER WITH ANY AND ALL RIPARIAN RIGHTS APPERTAINING THERETO AND CONTAINING 25.41 ACRES, MORE OR LESS.

791756

FILED AND RECORDED

MAR 10 2 17 PM '91

MAR 10 1991

O.R. 1001 PG 2106

COMMUNITY RECORDS