

MAP 5

REC 302 PAGE 51  
Warranty Deed Made the 1st day of June, A.D. 1961, by  
LONGBOAT SHORES COMPANY, INC.,  
existing under the laws of Florida,  
and the grantor, to HERMAN B. SALEN ✓

113941

The postoffice address is Charles Billings - Waukegan, Wis.  
hereinafter called the grantee:  
(Whoever 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, in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 3, Replat (unrecorded) of a portion of Blocks 8 and 9, Revised Plat of LONGBOAT SHORES, as recorded in Plat Book 3, Page 49, Public Records, Sarasota County, Florida; TOGETHER WITH a perpetual non-exclusive easement for road purposes (shown on said Replat as "private road"), as shown on said Replat attached hereto and made a part hereof, marked "EXHIBIT A";

SUBJECT TO taxes for 1961 and subsequent years, and Restrictions, Reservations and Easements of record, if any, in addition to the following: 1. Single family dwelling with a minimum of 1,200 square feet of living area. 2. Floor level of dwelling at least 24 inches but not more than 26 inches above level of crown of adjacent road. 3. A 5-foot easement on each side of all lot lines for drainage and utility purposes (limited to one of the two side lot lines). 4. No trees over 10 feet high are to be removed except in area actually required for building plus a 5-foot perimeter margin thereof, and a reasonable driveway. 5. The southerly 25 feet of the above described land, as shown on said attached exhibit A and identified as private road, is subject to a perpetual non-exclusive easement for road purposes. 6. Perpetual membership in the Buttonwood Harbour Association. 7. No dock or structure shall extend more than 3 feet beyond the sea wall. 8. No structure shall be constructed without prior written approval of building plan by grantor.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

In Witness Whereof, the grantor has caused these presents to be signed in its name by its President, and its corporate seal affixed the day and year first above written.

(Corporate Seal)  
Attest: Caroline L. Copes  
AS ASST. SECRETARY

Signed, sealed and delivered in our presence

LONGBOAT SHORES COMPANY, INC.  
BY: Raymond F. Copes, Jr.  
AS President

STATE OF FLORIDA )  
COUNTY OF SARASOTA )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Raymond F. Copes, Jr. and Corinne L. Copes, as President & Asst. Secretary of LONGBOAT SHORES COMPANY, INC., a corporation under the laws of Florida, to me known to be the person or persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same as such corporate officer and affixed thereto the seal of said corporation and that said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 1st day of June, A.D. 1961.  
Charles H. Williams  
Notary Public  
My commission expires

FILED IN UNRECORDED

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BLOCKS 8 & 9, LONGBOAT SHORES, (Pg 3/49)

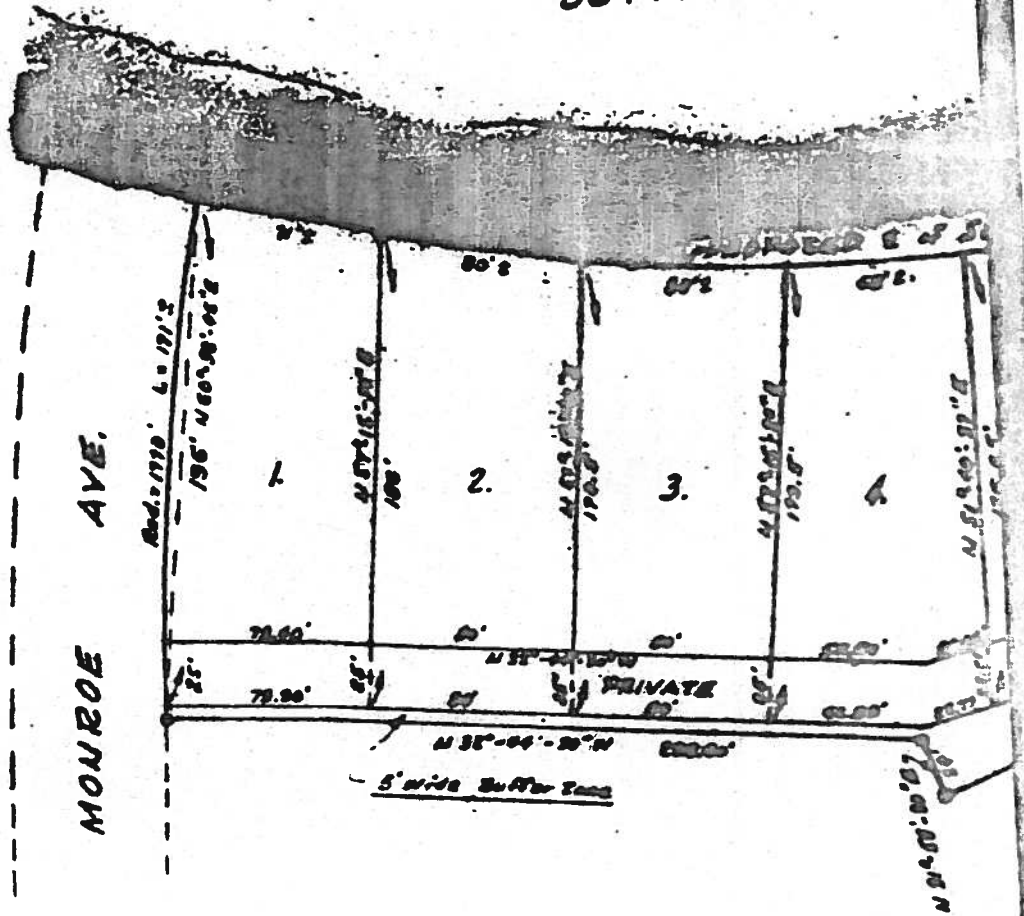
SEC. 7, TWP 86 S, RGE. 17E

BUTTONWOOD

1/2 SEC. MAP # 5

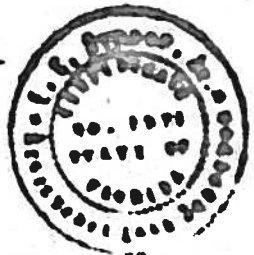
O.R. 302/51

BUTTONWOOD B.

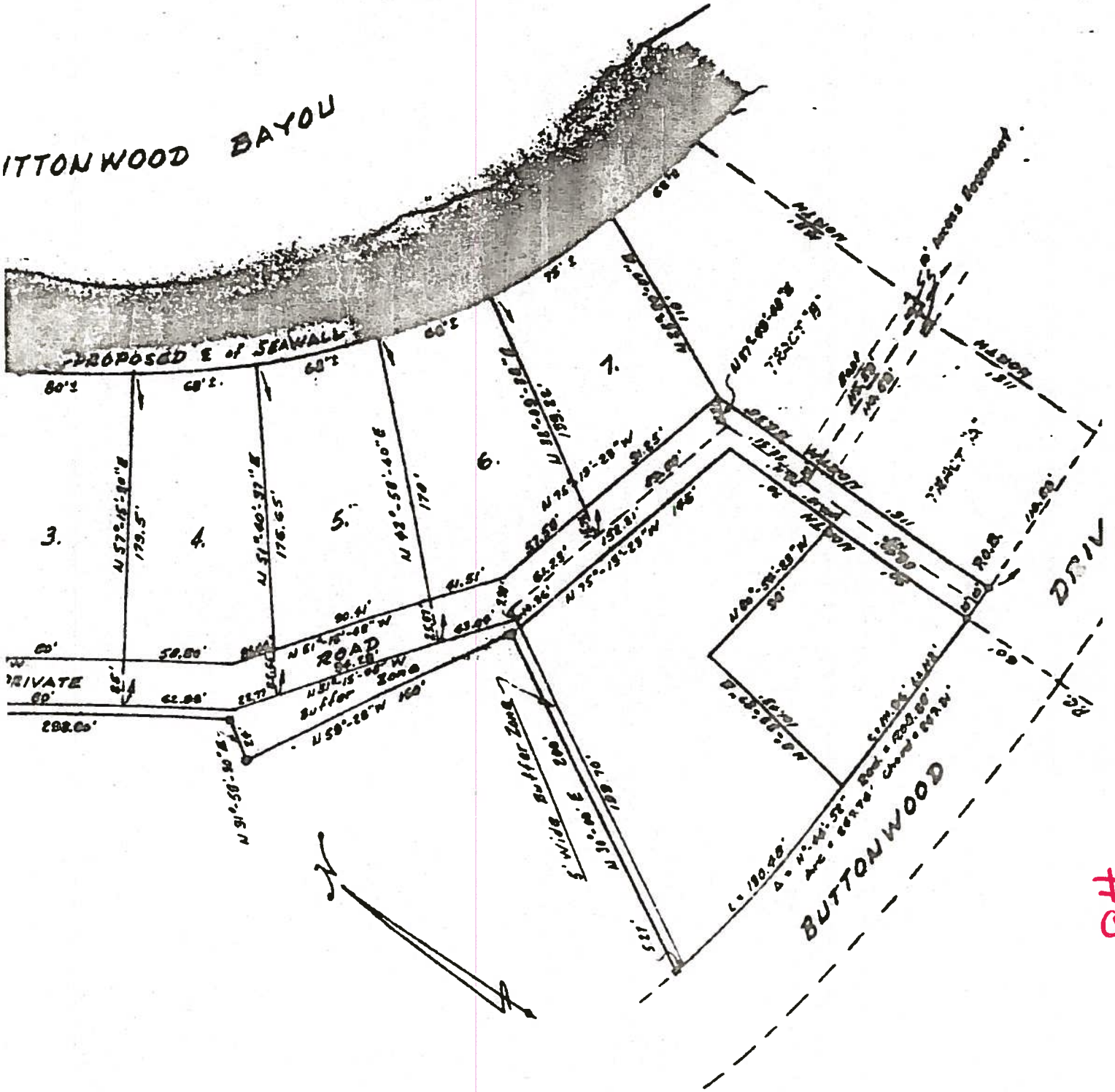


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*E. C. Stroop Jr.*  
**E. C. STROOP JR.**  
 Registered Land Surveyor  
 Florida Cert. No. 1371



ITTONWOOD BAYOU



#5

BU7



