

QUEENWOOD FARMS
SARASOTA COUNTY, FLA.

PART OF SECTIONS 5 & 32, TWP. 38 & 39 S.,
RGE. 17E;
TRACTS SHALL BE 4 TO 5 ACRES OR MORE
WITH STREETS .60' WIDE AND REMAINING PRIVATE

PREPARED BY: ARCHIE B. BROWN, SURVEYS
VENICE, FLORIDA

SCALE 1"=200' ORDER NO 740-B

JUNE 1, 1960 REVISED; 6/30/60

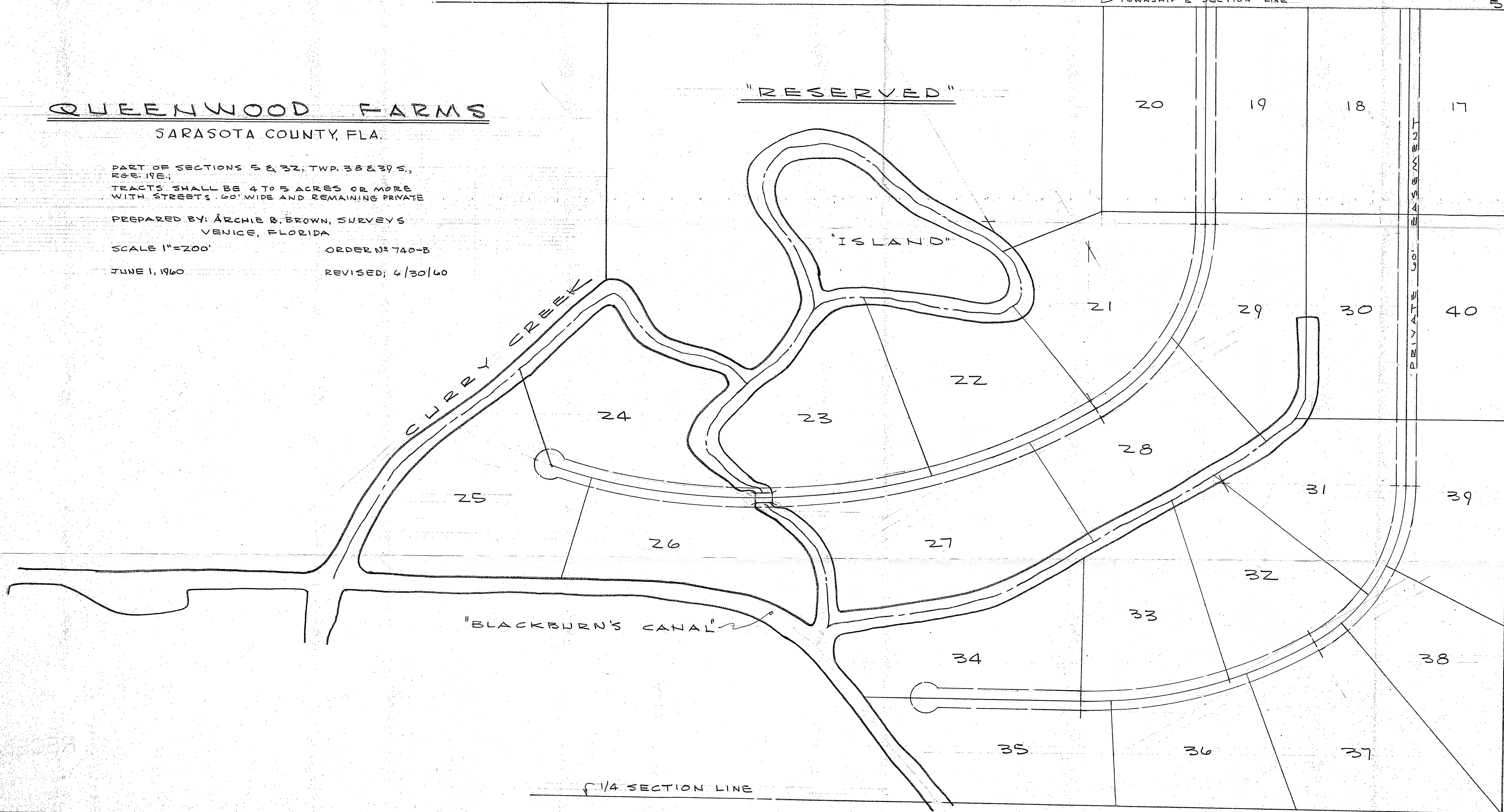
"RESERVED"

"ISLAND"

CURRY CREEK

"BLACKBURN'S CANAL"

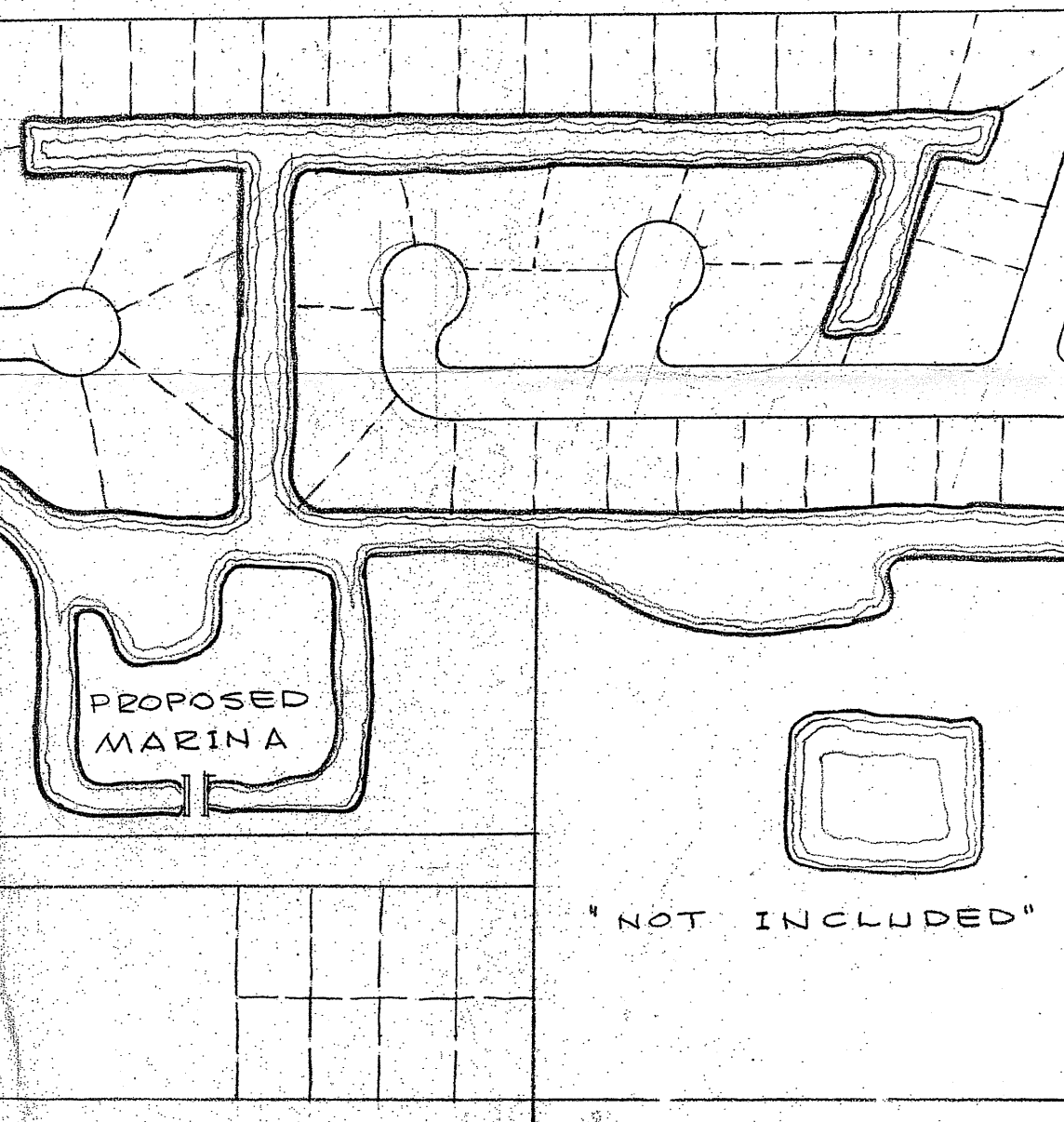
1/4 SECTION LINE





GENEVA HEIGHTS
P.B. 2 PG. 122

NOKOMIS MANOR, NATURE'S PARK
P.B. 2 PG. 69



"NOT INCLUDED"

RESERVED

RESERVED

RESERVED

32 33
5 4

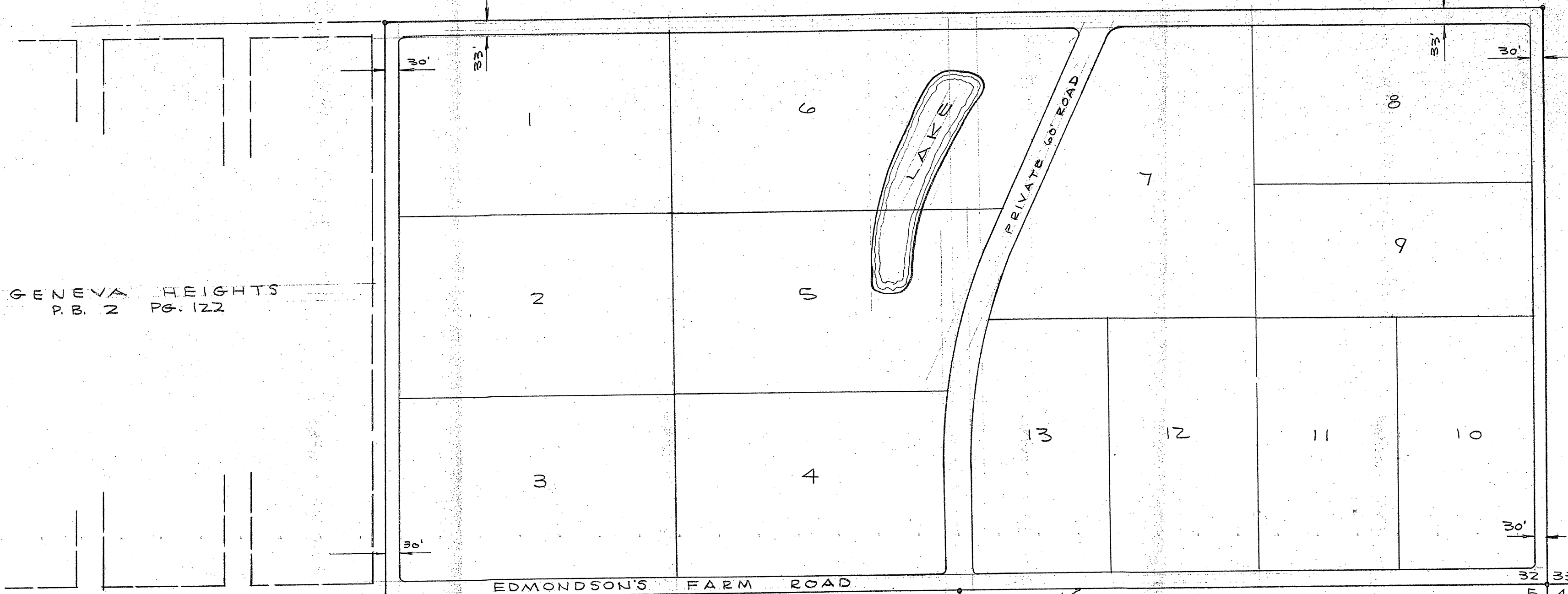
PROPOSED LAYOUT OF SUBDIVISION
SARASOTA COUNTY, FLORIDA

IN PARTS OF SECTIONS 4, 5 AND 32, TWP. 38 d 39 S., R6E. 19 E.
MINIMUM SIZE LOTS, 7500 SQ. FT. ROADS, MIN. WIDTH, 60 FT. CANALS
MIN. 70 FT. R/W.

PREPARED BY: ARCHIE B. BROWN, SURVEYS; VENICE, FLORIDA
MAY 25, 1960 SCALE 1" = 200' ORDER NO. 740-B

RECEIVED

GENEVA HEIGHTS
P.B. 2 PG. 122



EDMONDSON'S FARM ROAD

TOWNSHIP 4 C SECTION LINE

32 33
5 4

PROPOSED SUBDIVISION

SARASOTA COUNTY, FLA.

PART OF SECTIONS 5 AND 32, TWP. 38 & 39 S., R6E,
19 E.; STREETS SHALL REMAIN PRIVATE AS SHOWN HEREON
TRACTS SHALL BE FROM 4 TO 5 ACRES MORE OR LESS

PREPARED BY: ARCHIE B. BROWN, SURVEYS, VEGIE, FLA.
JUNE 1, 1960 ORDER NO 740-B

SCALE 1" = 200'



PRIVATE 60' ROAD

PRIVATE 60' ROAD

PRIVATE 60' ROAD

BLACKBURN'S CANAL



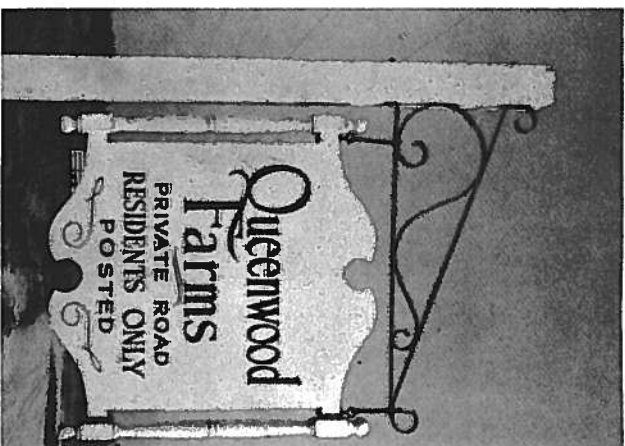
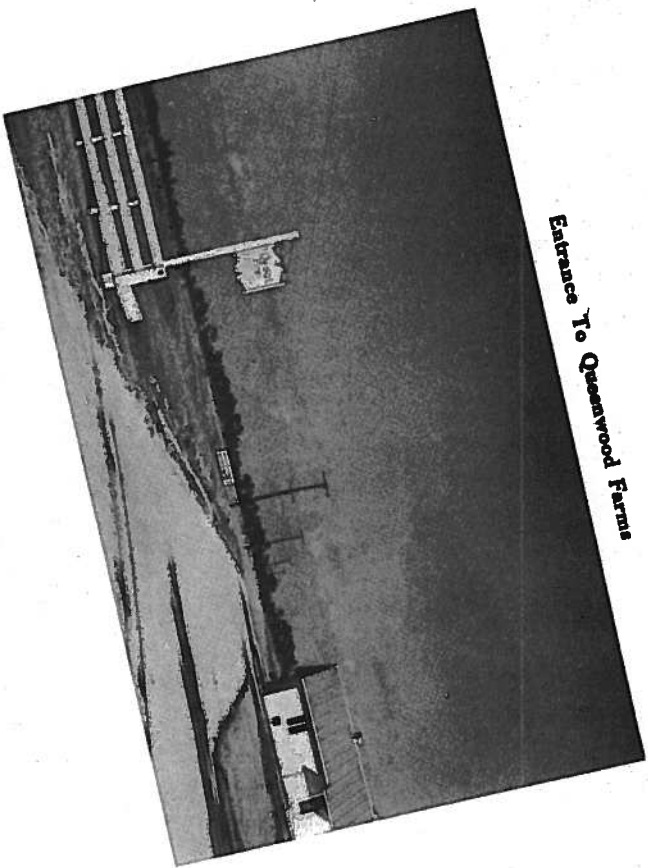
RECEIVED
MAY 12 1960
SURVEYING SECTION

**QUEENWOOD FARMS
5 ACRE TRACTS**

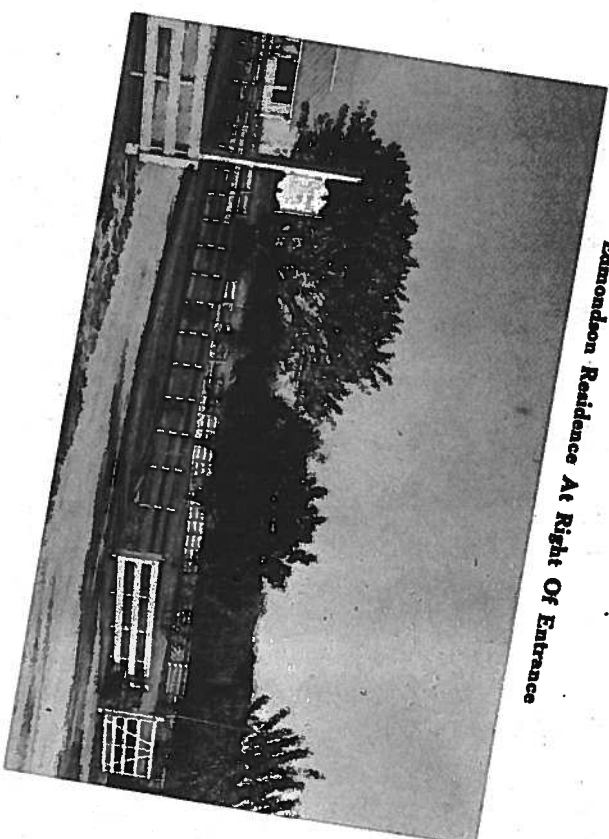


- 1. New Route - U.S. 41 - Tamiami Trail
 - 2. Inland Waterway
 - 3. Main Shopping Centers, Banks, etc.
 - 4. Lake Venice Golf Course (18 holes)
 - 5. Venice Inlet & Fishing Jetty
 - 6. Venice Memorial Hospital
 - 7. Venice Yacht Club
 - 8. Tarpon Center Boats & Yacht Club
 - 9. Blackburn Canal to Myakka River
 - 10. Nokomis Shopping District
 - 11. Venice Elementary, Junior High & High School Complex
 - 12. Nokomis Elementary School
 - 13. Nokomis Fire Department
 - 14. Bird Key Estates
 - 15. Venice Gardens
 - 16. South Venice
- Country, and Municipal Public Beaches

Entrance To Queenwood Farms



Edmondson Residence At Right Of Entrance



Queenwood Farms 5-Acre Tracts

The former dairy farm lands of Edmondson Farms, Inc. are being offered in 5-acre tracts to those who wish privacy and feel the need for more than just a city lot. This fertile land was part of a dairy farm for 40 years, and is located on a high ridge between Shakitt Creek and the Blackburn Canal which assures good drainage even in years of extreme rainfall. The land is all cleared and planted to Pensacola Bahai and other grasses, and a reforestation program has been undertaken with approximately 1,000 Eucalyptus and Silk Oak trees planted along the borders of the tracts.

Those who value privacy will appreciate the general plan. Present plans and road easements provide for only one point-of-entrance-and-exit, and none of the roads are thru-roads. This means that high-speed thru traffic is restricted and that with these private roads the only traffic within the Queenwood Farms area will be that of the residents, their guests and service trucks.

Located adjacent to but outside the City of Venice, there are no city taxes, only county taxes, which average about \$5.00 per acre at present for undeveloped land. The 18 hole Lake Venice Golf Club and Venice Airport are within a 15 minute drive, and Venice beaches, the new complete Shopping Centers, schools and churches are all less than 10 minutes away. The new 4-lane highway (U.S.

41, Tamiami Trail) will make Sarasota, 18 miles to the north, a quicker and more comfortable drive.

It was the owner's desire to continue living in the old farm home, and yet continue to enjoy the space and privacy that nearby 5-acre tracts would provide, that has made this limited offering possible. There is no other adjacent land available to expand this development. Acreage, and space and privacy, at prices under smaller city lots, are at a great premium in Florida when located next to the city limits, and so convenient to schools, churches, shopping centers and Gulf beaches.

The restrictions are reasonable and compatible with modern Florida living and so designed to protect each individual's investment. Sarasota County is one of the three fastest growing counties in Florida. These factors and the location and present price are the best assurances for a sound investment. There will be only 35 of these 5-acre tracts available. A limited number (16) will be priced at \$1,350.00 an acre. Tracts can be purchased as low as \$675.00 down, with the balance paid monthly in payments of \$100.00, which includes interest, taxes and maintenance. Deeds and an insured title will be furnished by the Trust Department of the Sarasota Bank & Trust Company of Sarasota, Florida. Plats, photographs and additional information will be furnished on request to Edmondson Farms, Inc., Post Office Box 877, Venice, Florida.

RESTRICTIONS

1. Except as hereinafter specified no parcel of land described on the reverse side hereof, shall be used for other than single family residential purposes.

a. No residence shall be constructed on a parcel of less than one acre.

b. Main residence shall have a floor area of not less than 950 square feet exclusive of porches, breezeways or carports or garages.

c. Private nurseries, greenhouses, small groves or gardens shall be permitted.

d. Attached or unattached garages, servant quarters or non-commercial guest houses shall be permitted, but in no case shall more than two detached buildings be constructed on a one acre parcel.

e. All buildings on a parcel are to be similar in design and in keeping with those of the surrounding development.

2. All dwelling houses shall be occupied for residential purposes only, provided that the Grantor reserve the right to grant in writing unto certain professional persons the right to occupy certain designated areas in their residences as an office. The Grantor and its successor in interest, shall be the sole judge of those persons who may so occupy a portion of their residences, including but not limited to the character and number of such persons and the type of their professions.

3. No business, trade or activity shall be carried on upon any parcel, nor shall anything be done thereon which may be noxious or offensive or become an annoyance or nuisance to the neighborhood.

4. No structures shall be erected nearer than 70 feet of the centerline of any easement for roads as shown on survey to be attached to deed. No structure shall be erected nearer than 10 feet to any interior lot line.

5. No unlawful, improper or immoral uses shall be made of the premises herein described, and said premises shall at all times be kept mowed and clear of debris and vegetation that might become either a health or fire hazard to the surrounding community.

6. No barracks type or other structure shall be moved onto any lot or parcel in the area covered by these restrictions, and no pre-formed or pre-fabricated metal buildings shall be erected.

7. The parcels as described in the above mentioned plat shall not be re-subdivided into lots smaller than one acre.

8. No house trailers may be stored or maintained on any lot or parcel in the area covered by these restrictions.

9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any parcel with the exception of dogs, cats, horses and ponies for private use, and other household pets, provided that they are not kept, bred or maintained for any commercial purposes.

10. No sign of any kind shall be displayed to the public view on any residential lot except one sign identifying the occupant of the property, such sign to measure not over two square feet; one sign of not more than four square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

11. No outdoor toilets shall be erected or maintained on the parcels herein described, and all buildings with toilet facilities shall be equipped with septic tank and drain fields that conform to the sanitary and health laws of the County of Sarasota or the State of Florida.

12. A 10 foot easement or right-of-way along the rear lot lines and side lines is reserved for the purpose of constructing and maintaining facilities for furnishing property owners of this subdivision with electricity, gas, water, sewer drains, drainage and other facilities.

13. It is expressly agreed and understood, by and between the parties hereto, that all covenants and agreements herein, shall run with the land and be binding upon the heirs, executors, administrators, legal representatives, successors and assigns of the respective parties hereto. and, that the word "owner" when used in the deed shall include the singular and plural, and the masculine, feminine and neuter genders whenever and wherever the context so admits and requires.

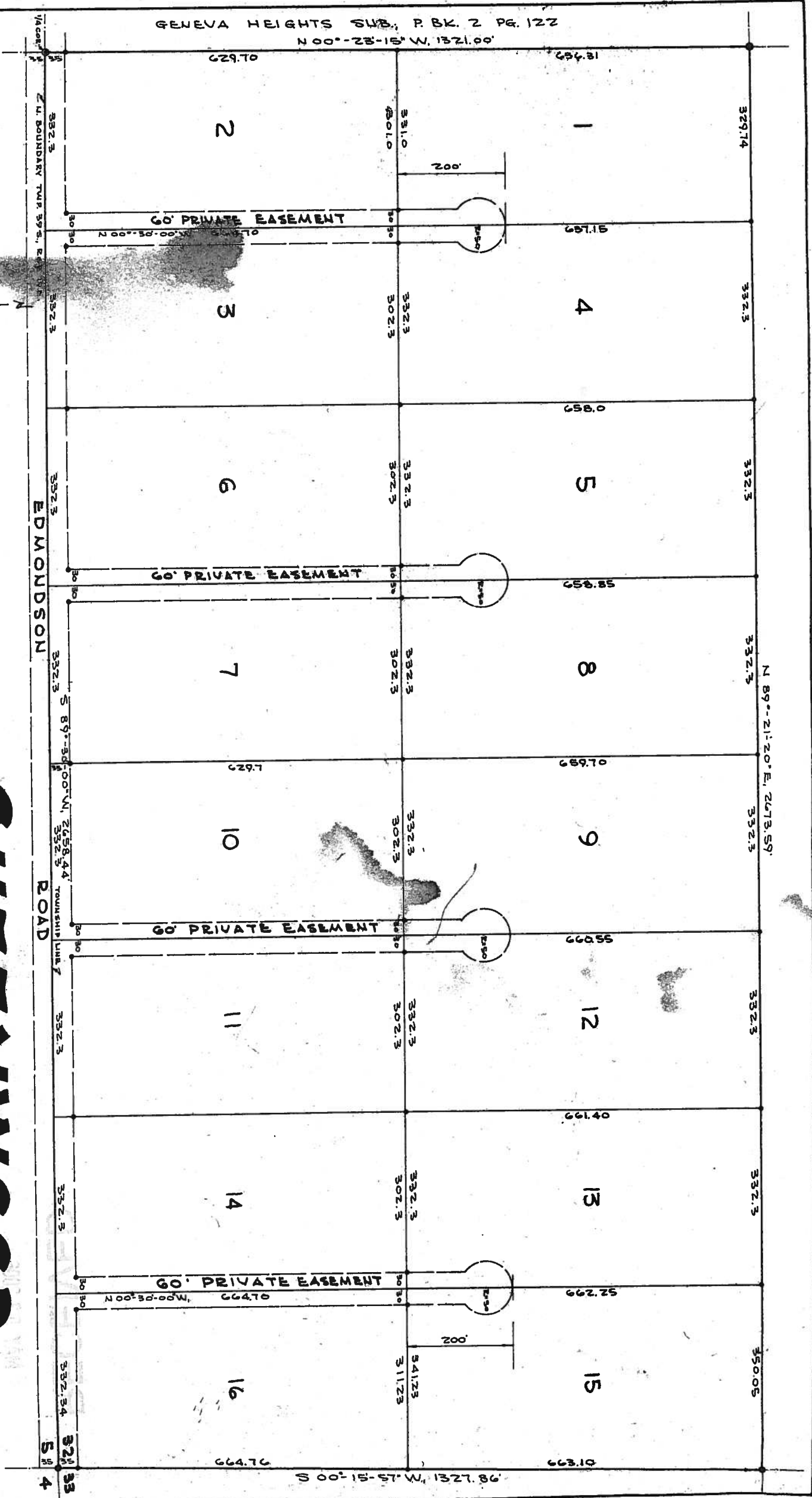
14. Septic tanks and their drain fields shall be within the area of the individual parcel located between the front lot lines and the setback line.

15. Nothing shall be done and no condition shall be allowed to continue which may be or become a nuisance. All vacant lots shall be kept free of accumulations of brush, trash or other materials which may constitute a fire hazard or a breeding place for rats or snakes, and the Grantors reserve the right to condition all parcels at all times prior to the building of the residence, such conditioning to include a maintenance of parcels, drainage and care of private roads and to impose a charge of not more than \$1.75 per acre per month for this purpose. The purpose of this charge shall be the maintenance of the property in its original condition at all times.

If the parties hereto, or any of them or their heirs, or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from so doing or to recover damages or other dues for such violations.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

GENEVA HEIGHTS SUB., P. BK. 2 PG. 122
 N 00°-28'-15" W, 1321.00'



QUEENWOOD

VENICE, FLORIDA

PRESENTED BY: MR. GEORGE EDMONDSON OF VENICE, FLORIDA. BUILT THE SOUTH 1/4 OF THE S. B. 1/4, SEC. 32, T. 19 S. 5 E., SARASOTA COUNTY, FLORIDA

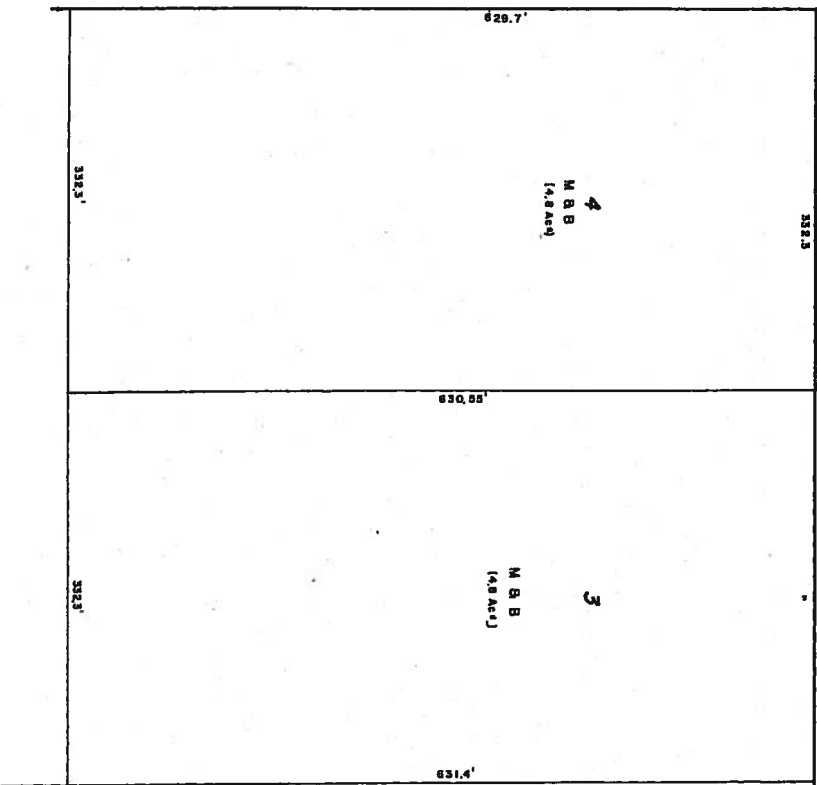
BY: ARCHIE B. BROWN, SURVEYOR VENICE, FLORIDA

SECTION 32

5 1/4 4

NOTE:
 16 TRACTS OF 5 ACRES EACH
 ORDER NO. 740-B REVISED AUG-SEPT 1961
 SCALE: 1"=100'
 ALL TRACTS IN "QUEENWOOD" ARE SUBJECT TO EASEMENTS, RESTRICTIONS & DEDICATIONS OF RECORD.

BOOK 386 PAGE 10



BOOK 386 PAGE 16

BOOK 386 PAGE 8

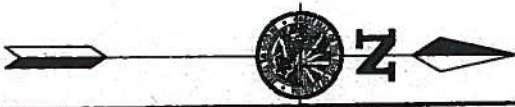
KILPATRICK

ROAD

PINEBROOK

RD.

BOOK 388 PAGE 12



JIM TODORA

PROPERTY APPRAISER
Sarasota County
Florida

SCALE	1" = 100'	DATE	7-2-06
FOR YEAR	2006	BY	J.T.
FOR YEAR	2007	BY	J.T.

Sec. 32, Twp. 38 S., Rng. 19 E.

386 9

RAY BRIGHAM CALC. SHEET FOR QUEENWOOD FARMS (PROPOSED)
 YEAR 1978 AKK. EDMONDSON ESTATES (PROPOSED)
 BEAR ...

JIM TODORA

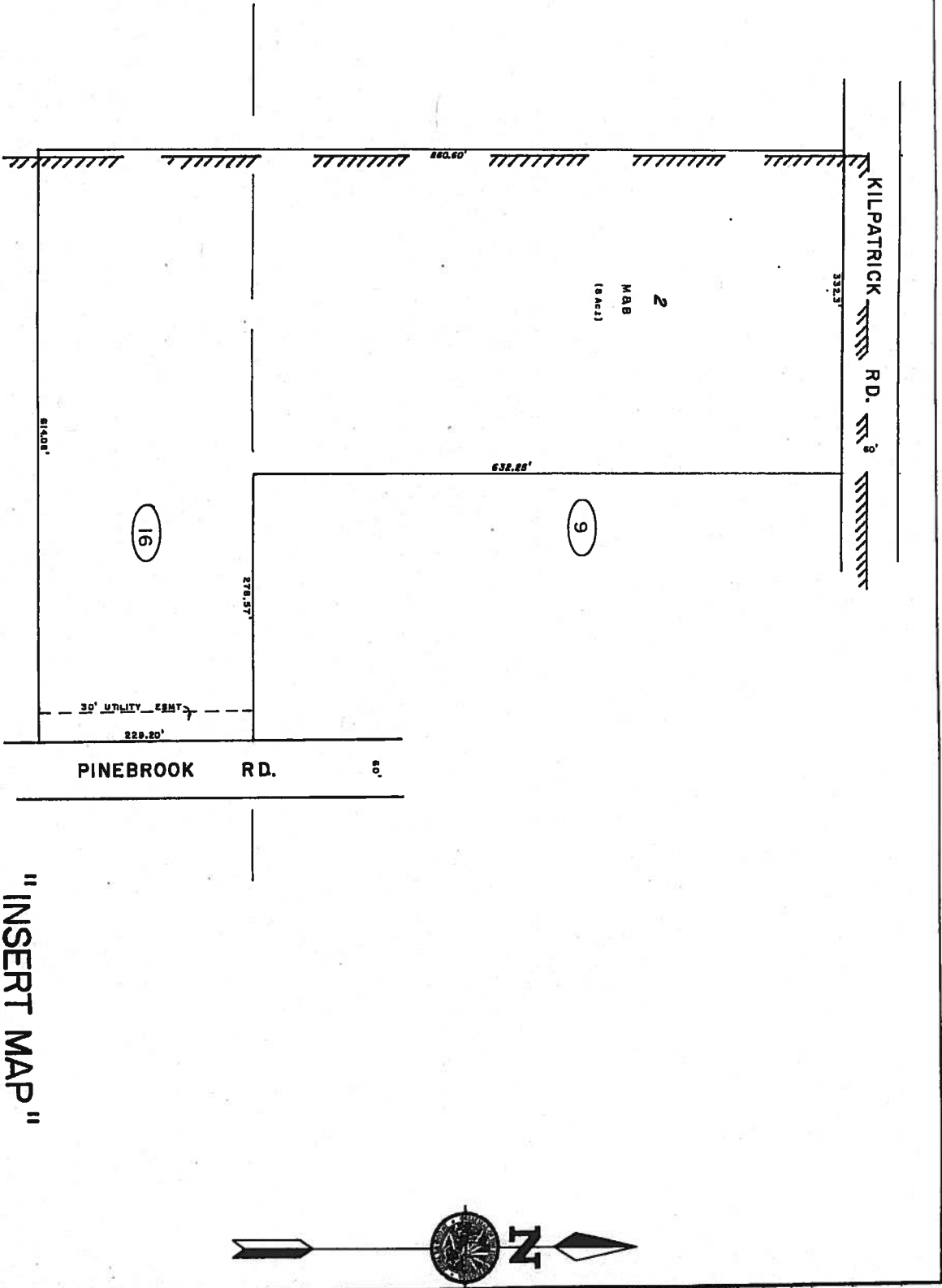
PROPERTY APPRAISER
Sarasota County, Florida

SCALE:
1" = 100'
DATE: 7/2/2006
FOR TAX PURPOSES ONLY

SECTION	TOWNSHIP	RANGE	EASTING	WESTING

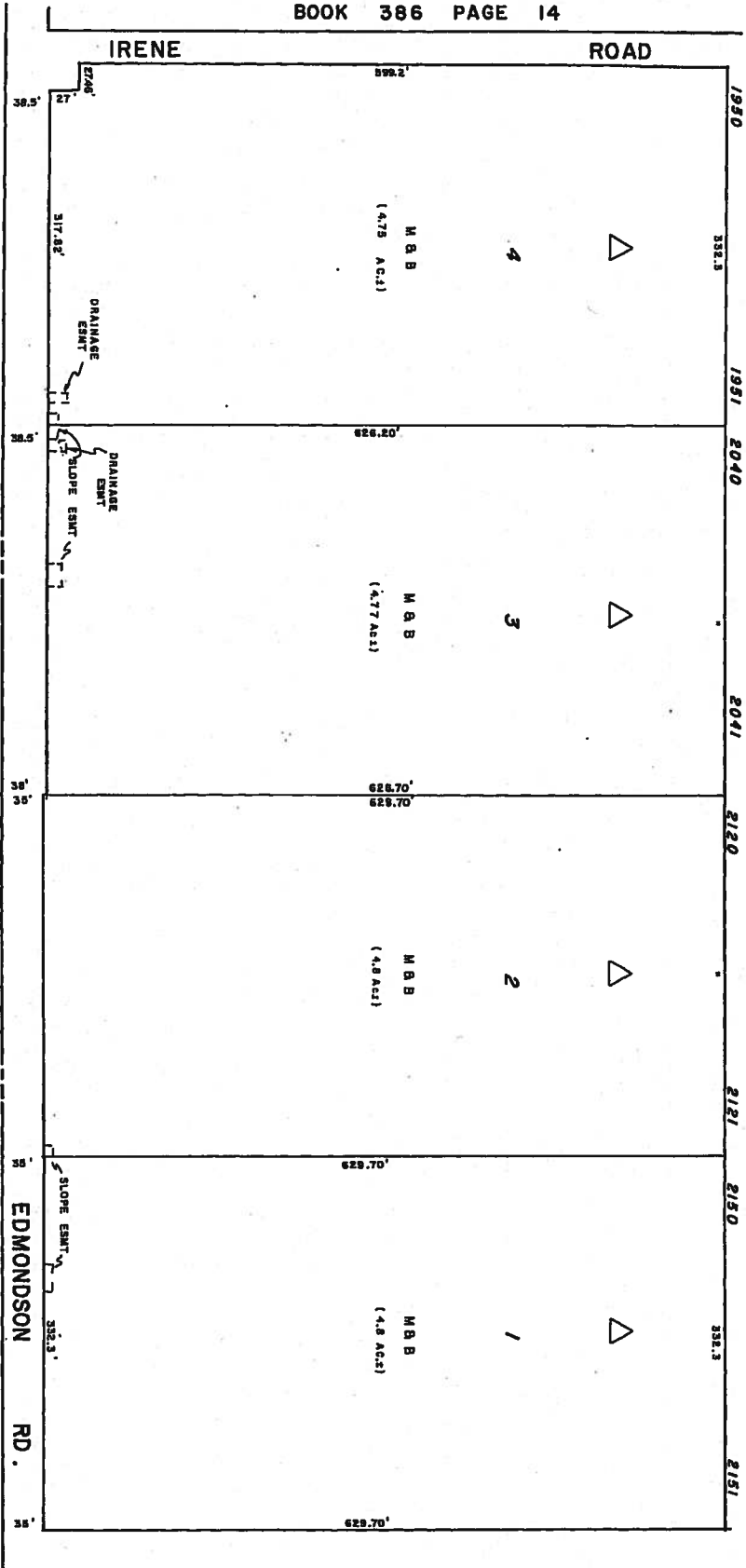
Sec. 32, Twp. 38 S., Rng. 19 E.

386 9



"INSERT MAP"

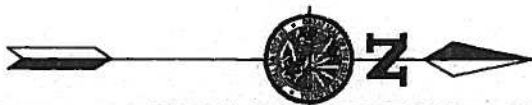
BOOK 386 PAGE 14



BOOK 386 PAGE 10

BOOK 403 PAGE 2

BOOK 386 PAGE



JIM TODORA

PROPERTY APPRAISER
Sarasota County
Florida

SCALE	DATES	REGISTRATION
1" = 100'	MAY 1977	1-03
1" = 200'		2-03
1" = 300'		3-03

SECURITY

Sec 32, Twp. 38 S., Rng. 19 E.

BOOK 386 PAGE 15

Recording \$ 5.00
Doc Stamps \$ 770.00

Doc Stamp Pd. \$ 770.00
K. W. E. Dushing, Clerk Sarasota County
By: Mr. Thomas
Deputy Clerk

95106951

This instrument prepared by:
Deborah S. Greene
Florida State Land Title Co., Inc.
14580 Tamiami Trail, Suite A
North Port, Florida 34287
FILE NO. DN 95-466

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

OFFICIAL RECORDS
BOOK 2780 PAGE 1758

This Indenture, Made this 20th day of September 1995, Between

LUCILLE MONTGOMERY, a single woman

of the County of SARASOTA, State of FLORIDA, grantor, and

CHRISTOPHER C. BRYSON and MARJORIE A. BRYSON, husband and wife

whose post office address is 2420 Edmonson Road, Nokomis, Fl. 34275

of the County of SARASOTA, State of FLORIDA, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of

TEN & 00/100 Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Begin at SE corner of Section 32, Township 38 South, Range 19 East; thence South 89 degrees 30' West along the South Boundary of said Section, 332.34 feet; thence North 00 degrees 30' 00' West, 664.70 feet; thence North 89 degrees 30' East, 341.23 feet to the East boundary of said Section 32; thence South 00 degrees 15' 57" West, along said East Boundary 664.76 feet to the PNB; being also known as Tract 16 of the unrecorded plat of Queenwood Farms, Sarasota County, Florida.

SUBJECT to reservations, restrictions, easements of record, zoning, applicable governmental regulations and taxes for the current year.

OCT - 3 PM 4: 18

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence

Deborah S. Greene
(Her Witness)
Printed Name: DEBORAH S. GREENE

Lucille Montgomery (Seal)
LUCILLE MONTGOMERY (Seal)

Sandra L. Heyes
(2nd Witness)
Printed Name: SANDRA L. HEYES

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

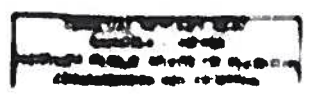
The foregoing instrument was acknowledged before me this 20th day of September, 1995 by

LUCILLE MONTGOMERY, a single woman

who are personally known to me or who have produced to me satisfactory evidence of their identity and who did not act as such

My commission expires

Sandra L. Heyes
Printed Name: SANDRA L. HEYES



1998137149

This Document Prepared by and Return to:
Erik V. Korzilius
Erik V. Korzilius, P.A.
Post Office Box 1988
Venice, Florida 34284

Parcel ID Number: 0386-09-0001

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998137149 1 PG
1998 OCT 13 03:49 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
MTAYLOR Receipt#041641
Doc Stamp-Deed: 798.00

Warranty Deed

THIS INDENTURE, made this 8th day of October, 1998, A.D., between ELEANOR OCHOTNICKY, GRANTOR, and JOSEPH A. TOCCO, a Married Man, whose address is 317 Casey Key Road, Nokomis, Florida 34275, GRANTEE.

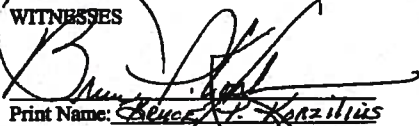
WITNESSETH that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida to wit:

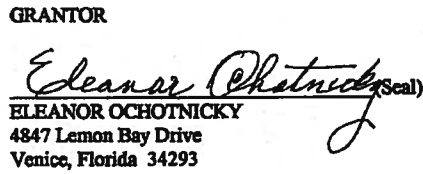
Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4, Section 32, Township 38 South, Range 19 East; thence North 89°21'20" East, along the 1/4-1/4 Section Line, 2,323.54 feet for a Point of Beginning; thence continuing North 89°21'20" East, 350.05 feet to the Northeast corner of the Southeast 1/4 of Southeast 1/4, said Section 32; thence South 00°15'57" West along the East boundary of said Section 32, 663.10 feet; thence South 89°30' West, 341.23 feet; thence North 00°30'00" West, 662.25 feet to the Point of Beginning; being also known as Tract 15, of the unrecorded Plat of Queenwood Farms.

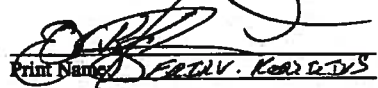
Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the year 1998.

and the GRANTOR hereby fully warrants the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

WITNESSES

Print Name: Erik V. Korzilius

GRANTOR

ELEANOR OCHOTNICKY (Seal)
4847 Lemon Bay Drive
Venice, Florida 34293


Print Name: Joseph A. Tocco

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 8th day of October, 1998, by ELEANOR OCHOTNICKY, who is personally known to me or who has produced _____ as identification.

 ERIK V. KORZILIUS
Commission Expires FEB 27, 2000
BONDED THRU
ANTIC BONDING CO., INC.


Notary Public

2



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000045070 2 PGS
2000 APR 11 03:37 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
VBROTHER Recalpt#028432

Doc Stamp-Deed: 1,456.00

THIS INSTRUMENT PREPARED BY

ROBERT L. MOORE
ATTORNEY AT LAW
P.O. BOX 1767
VENICE, FLORIDA 34284 - 1767

Parcel ID# 0386-16-0002

TRUSTEE'S DEED

REC 10.50
S.S. 1456.00
I.T. _____

Handwritten: H/R
★
KAMNITSKY, MOORE & DROEGER, P.A.
ATTORNEYS AT LAW
P.O. BOX 1767
VENICE, FL 34284-1767

THIS INDENTURE executed this 30th day of March, 2000, between **NORMAN L. PLATTNER and GERALDINE J. PLATTNER, Individually and as Co-Trustees under Agreement dated June 2, 1999**, party of the first part, and **UNITARIAN UNIVERSALIST CONGREGATION OF VENICE, INC., a Florida not-for-profit corporation**, party of the second part, whose address is P O Box 183, Venice, FL 34284-0183

WITNESSETH:

The party of the first part, pursuant to power of sale contained in the Trust Agreement described above, and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the parties of the second part, their heirs and assigns forever, the real property in Sarasota County, Florida described as follows:

Tract 14: Queenwood Farms Sec. 32-38-19. Commence at the S.E. Corner of Sec 32, thence S 89° 30' W, along the south Boundary said Sec. 32, 332.34ft. For a P O.B , thence S 89° 30' W 332 30 ft., thence N 00° 30' 00 W, 664.70 ft.; thence N 89° 30' E, 332.30 ft.; thence S 00° 30' 00 E, 664 70 ft to the P O B , of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, easements of record, zoning, applicable governmental regulations and taxes beginning with the year 2000.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

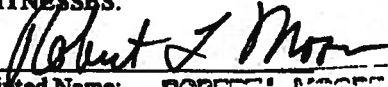
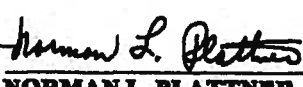
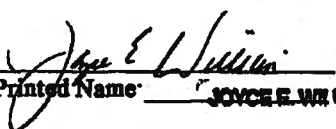
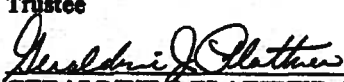
TO HAVE AND TO HOLD the same to the parties of the second part, their heirs and assigns, in fee simple forever.

Trustee's Deed - Page Two

AND the party of the first part does covenant to and with the parties of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance, the power of sale contained in the Trust Agreement and the laws of the State of Florida have been followed and complied with in all respects.

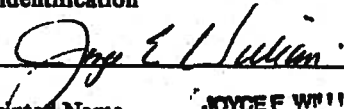
IN WITNESS WHEREOF, the party of the first part, as Co-Trustees under that certain Trust Agreement dated June 2, 1999, have set their hands and seal on the day and year first above written.

WITNESSES.

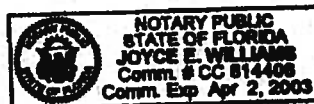
	
Printed Name: <u>ROBERT L. PLATTNER</u>	<u>NORMAN L. PLATTNER, Ind & as Co-Trustee</u>
	
Printed Name: <u>JOYCE E. WILLIAMS</u>	<u>GERALDINE J. PLATTNER, Ind. & as Co-Trustee</u>

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 30th day of March, 2000, by **NORMAN L. PLATTNER** and **GERALDINE J. PLATTNER**, Individually and as Co- Trustees under Agreement dated June 2, 1999, who are personally known to me or who have produced their Florida driver's license as identification


 Printed Name JOYCE E WILLIAMS

Notary Public
My Commission Expires: _____



49

OFF. REC. 855 N 883

This instrument was prepared by
Tandem Abstract and Title Co.
1900 Main Street, Sarasota, Fla.
By: Charlotte Miller
C-7888

381590

RECORDED

This Quit-Claim Deed, Executed this 26th day of August . A. D. 1970 . by
EDMONDSON FARMS, INC.

a corporation existing under the laws of the State of Florida . and having its principal place of
business at
first party, to NORMAN L. FLATTNER and GERALDINE J. FLATTNER, Husband and Wife.

whose postoffice address is 724 Laurel St, Venice, Fla. 33595

30
55 Return ->

second party:

(Whoever used herein the terms "first party" and "second party" shall include singular and plural, male, female, representative, and estate of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-
lease and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which
the said first party has in and to the following described lot, piece or parcel of land, situate, being especially
in the County of Sarasota State of Florida . to wit:

Tract 14: Queenwood Farms Sec. 32-38-19. Commence at
the S. E. corner Sec. 32; thence S 89°30' W, along the
south boundary said Sec. 32, 332.34 ft. for a P. O. B.;
thence S 89°30' W, 332.30 ft.; thence N 00°30'00"W, 664.70
ft.; thence N 89°30' E, 332.30 ft.; thence S 00°30'00 E,
664.70 ft. to the P. O. B.

RECORDED
31 9 59 PM '70
TANDEM ABSTRACT AND TITLE CO., FLA.

381590



To Have and to Hold the same together with all and singular the appurtenances thereto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim what-
soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said
second party forever.

In Witness Whereof the said first party has caused these pro-
visions to be executed in its name, and its corporate seal to be hereunto affixed,
by its proper officers therunto duly authorized, the day and year first above
written.

INCORPORATED IN
1947
ATTEST: H. E. Edmondson
(H. E. Edmondson) Secretary
Signed, sealed and delivered in the presence of:
W. H. Zimmerman
Elvis King

EDMONDSON FARMS, INC.
By: George H. Edmondson, Jr.
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 George H. Edmondson, Sr. and H. E. Edmondson

well known to me to be the President and Secretary respectively of the corporation named in this party
in the foregoing deed, and that they correctly acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation, and that the said official charges in the foregoing certificate are all correct.
WITNESS my hand and official seal in the County and State aforesaid this 26th day of August . A. D. 1970.



W. H. Zimmerman
Notary Public, State of Florida at Large
My Commission Expires July 16, 1974
Bonded by Transamerica Insurance Co.

10.50
.70
11.20

This Warranty Deed

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001070086 2 PGS
2001 MAY 18 05:41 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#046789
Doc Stamp-Deed: 0.70

Made this 15th day of May AD 2001
by DONALD B. ELDER and KIMBERLY P. ELDER,
husband and wife

whose post office address is:
hereinafter called the grantor, to
ISLAND VILLAGE MONTESSORI CHARTER
SCHOOL, INC., a Florida corporation

whose post office address is:

Grantees' SSN:

hereinafter called the grantee:

(Whenever used herein the term "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, for and 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.

SEE ATTACHED EXHIBIT "A"

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

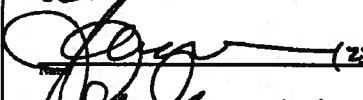

Parcel Identification Number:

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.


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 except taxes accruing subsequent to December 31, 2000

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above

written
Signed, sealed and delivered in our presence:


Name _____ (2)

Name _____ (2)


Name & Address _____ [LS]
DONALD B. ELDER


Name & Address _____ [LS]
KIMBERLY P. ELDER

Name _____


Name & Address _____ [LS]

Name _____

Name & Address _____ [LS]

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 15th day of May, 2001, by
DONALD B. ELDER and KIMBERLY P. ELDER
who is personally known to me or who has produced _____ as identification.


Notary Public
Print Name _____
My Commission Expires _____

PREPARED BY: J. Geoffrey Pflugner
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
2033 Main Street, Suite 101
Sarasota, Florida 34237
File No: 40570-51927A

THIS INSTRUMENT PREPARED BY AND RETURN TO:
J. GEOFFREY PFLUGNER, ESQUIRE OF
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.
2033 MAIN STREET, SUITE 101
SARASOTA, FLORIDA 34237
941-556-2222
JGP

EXHIBIT "A"

Commence at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 38 South, Range 19 East; thence North 89°21'20" East, along the 1/4 1/4 Section line, 1991.24 feet for a Point of Beginning; thence continue North 89°21'20" East, 332.3 feet; thence South 00°30' East, 662.25 feet; thence South 89°30" West, 332.3 feet; thence North 00°30'00" West, 661.40 feet to the Point of Beginning, being known as Tract 13, Queenwood Farms.

PID 0386-09-0002

File No: 40570-51927A

97046251

OFFICIAL RECORDS
BOOK 2963
PAGE 1201

Deed Recording: \$10.50
Doc. Stamps: \$1,582.50

1592.50
Notary Public
N. Van E. Rushing, Clerk, Sarasota County
By M. Vanston
Deputy Clerk

Grantee S.S. No.:
Grantee S.S. No.:

Tax I.D. Number: 386090003

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this 17th day of April, 19 97 BETWEEN JOHN ALLIN VANSTONE, as Seller, of 213 Bayshore Road, Nokomis, FL 34275, GRANTOR*, and DAVID N. VANSTONE and LYNN A. VANSTONE, husband and wife, as GRANTEE*, of 2301 Kilpatrick Road, Nokomis, FL 34275.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of ~~Charlotte~~, State of Florida, to-wit:
Sarasota

SEE "EXHIBIT A" FOR LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

SUBJECT to reservations, restrictions, easements of record, zoning, applicable governmental regulations and taxes for the current year.

GRANTOR herein covenants that the above-described property is not his homestead and further states that he resides at: 213 Bayshore Road, Nokomis, FL 34275.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

LePalette Richter
1st WITNESS LEPALETTE RICHTER

John Allin Vanstone
JOHN ALLIN VANSTONE

J. Steven Greble
2nd WITNESS J. STEVEN GREBLE

COUNTY OF CHARLOTTE
STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 17th day of April, 19 97, by JOHN ALLIN VANSTONE who are personally known to me ~~or have produced~~ as identification and who did not take an oath.

J. Steven Greble
J. STEVEN GREBLE
NOTARY PUBLIC NAME AND SERIAL NUMBER
COMMISSION EXPIRATION:

Return to:



J STEVEN GREBLE
My Commission CC884988
Expires Jun. 20, 2000

Prepared by:
F. Miller
SAFETITLE COMPANY
3380 TAMiami TRAIL, SUITE C
PORT CHARLOTTE, FLORIDA 33952
Our File No: E97-0049

149

SEAL

"EXHIBIT A"

Parcel 12: Begin at the NW Corner of SE 1/4 of the SE 1/4 of Section 32, Township 38 South, Range 19 East, thence North 89°21'20" E, along the 1/4, 1/4 Section line, 1658.94 feet for a point of beginning; thence continuing N89°21'20" E 332.3 feet; thence S 00°30'00" E, 661.40 feet, thence S 89°30'W 332.3 feet; thence N 00°30' W, 660.55 feet to the P.O.B..

.. OFFICIAL RECORDS ..
BOOK 2963 PAGE 1202

RECORDED IN OFFICIAL
RECORDS
97 APR 28 PM 2:56
RUSHING
CLERK OF CIRCUIT COURT
SAMUEL COUNTY, FL

Prepared by: **ROBIN C. COLE**
CHELSEA TITLE COMPANY
151 Center Road Venice, FL 34292
Incidental to the issuance of a title insurance policy.
File No.: 403094-177
Parcel ID # 386-16-0003
Grantee(s) SS #

Doc. Stamp Pd. \$ 770.00
Intang. Tax Pd. \$
Karen E. Rushing, Clerk Sarasota County
By: [Signature]
Deputy Clerk

94027617

OFFICIAL RECORDS
BOOK 2607
PAGE 420

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**WARRANTY DEED
(INDIVIDUAL)**

This **WARRANTY DEED**, dated 2/25/94 by
RAYMOND LARUE TAINTOR and RUTH EILEEN TAINTOR, HUSBAND AND WIFE

whose post office address is 919 HAMPTON RD.
NOKOMIS, FL 34275

hereinafter called the **GRANTOR**, to
FRANCIS T. DORSETT and ILLENI A. DORSETT, HIS WIFE and JACQUELINE S. PRESLER, as tenants in common, each to a 1/3 equal interest

whose post office address is 613 MARCUS ST.
VENICE, FL 34292

hereinafter called the **GRANTEE**:

(Wherever 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**, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliena, remises, releases, conveys and confirms unto the **GRANTEE**, all that certain land situate in **SARASOTA** County, Florida, viz:

A PARCEL OF LAND SITUATE IN SECTION 32, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF SAID SECTION 32, THENCE SOUTH 89°30' WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION A DISTANCE OF 664.64 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89°30' WEST A DISTANCE OF 332.30 FEET; THENCE NORTH 00°30'00" WEST A DISTANCE OF 664.70 FEET; THENCE NORTH 89°30' A DISTANCE OF 332.30 FEET; THENCE SOUTH 00°30'00" EAST A DISTANCE OF 664.70 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT OVER THE SOUTH 35.00 FEET THEREOF FOR EDMONDSON ROAD AND A PRIVATE EASEMENT OVER THE WEST 30.00 FEET THEREOF. (SOMETIMES KNOWN AS TRACT 11, QUEENSWOOD).

Grantor herein states that **RAYMOND LARUE TAINTOR and RUTH EILEEN TAINTOR** were continuously married to each other from the date they acquired title to the above described property until the present date.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1993 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

AND THE GRANTOR hereby covenants with said **GRANTEE** that except as above noted, 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.

IN WITNESS WHEREOF, **GRANTOR** has signed and sealed these presents the date set forth above.

[Signature]
Witnesses as to Raymond Larue Taintor
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

[Signature]
RAYMOND LARUE TAINTOR

Signature: [Signature]
Print Name: Robin C. Cole as to Ruth Eileen Taintor

[Signature]
RUTH EILEEN TAINTOR

Signature: [Signature]
Print Name: Debi L. Hubbard as to Ruth Eileen Taintor

TRANS NUM: 00285436
DOC STAMPS PD: \$770.00
INTANG. TAX PD: \$.00
KAREN E RUSHING SARASOTA CO.
BY: [Signature] D.C.

State of **Florida**
County of **SARASOTA**

I am a notary public of the state of Florida and my commission expires: _____

THE FOREGOING INSTRUMENT was acknowledged before me on 2-25-94 by
~~RAYMOND LARUE TAINTOR and RUTH EILEEN TAINTOR, HUSBAND AND WIFE~~

who is personally known to me or who has produced DRIVER LIC as identification and who did take an oath.
(type of identification) (did/did not)



ROBIN C. COLE
Notary Public

Signature: [Signature]
Print Name: _____
Notary Public

STATE OF FL
COUNTY OF PASCO

I am a notary public of the state of SL, and my
commission expires: MAY-31-1997

The foregoing instrument was acknowledged before me on 26-FEB-1994
by Raymond La Rue Taintor
who is personally known to me or who has produced State ID
as identification and who did / ~~did not~~ take an oath.

My Commission expires:
MAY-31-1997

Frederick D. Hupp
NOTARY PUBLIC



FREDERICK D. HUPP
MY COMMISSION EXPIRES
MAY 31, 1997
SIGNED THIS 26TH DAY OF FEBRUARY, 1994

RECORDED IN OFFICIAL
RECORDS
RECORD VERIFIED
94 MAR -4 PM 3:27
KAREN E. KUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

THIS WARRANTY DEED Made and executed the 12th day of April, 1990 by:
HENRY A. MCFARLAND, UNREMARKED SURVIVING SPOUSE OF
ANNA R. MCFARLAND, DECEASED

500
100
561.00

hereinafter called the grantor, to:

JOSEPH E. WALTERS and DEBRA A. WALTERS, HUSBAND AND WIFE

SS# _____
SS# _____

whose post office address is: 2240 Edmondson Road
hereinafter called the grantee: Nokomis, Flc 34275

Witnesseth: That the grantor, for and 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:

A PARCEL OF LAND SITUATE IN SECTION 32, TOWNSHIP 38 SOUTH, RANGE 19 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCE AT THE SE CORNER OF SAID SECTION 32; THENCE SOUTH 89 DEGREES 30' WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION, 996.94 FEET, FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 30' WEST, 332.30 FEET; THENCE NORTH 00 DEGREES 30'00" WEST, 664.70 FEET; THENCE NORTH 89 DEGREES 30' EAST, 332.30 FEET; THENCE SOUTH 00 DEGREES 30'00" EAST, 664.70 FEET, TO THE POINT OF BEGINNING; SUBJECT TO EASEMENT FOR EDMONDSON ROAD OVER THE SOUTH 35 FEET THEREOF; AND SUBJECT TO A PRIVATE EASEMENT OVER THE EAST 30 FEET THEREOF, a/k/a TRACT 10 ON THE UNRECORDED PLAT OF QUEENWOOD FARMS.

SELECT TITLE ASSOCIATES INC.
2028

GRANTOR HEREBY WARRANTS THAT HE AND ANNA R. MCFARLAND WERE MARRIED CONTINUOUSLY FROM AND WITHOUT INTERRUPTION FROM 1-28-77 TO 2-2-90 THE DATE OF ANNA R. MCFARLAND'S DEATH.

PROPERTY TAX ID# 0386-16-0004

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

To Have and to Hold, the same in fee simple forever.

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 from all encumbrances, except, taxes accruing subsequent to December 31, 1989, restrictions, reservations and easements of record, if any;

In Witness Whereof, the said grantor(s) has(have) signed and sealed these presents the day and year first above written.

WITNESS:

[Handwritten signatures of witnesses]

[Handwritten signature of Henry A. McFarland]
HENRY A. MCFARLAND

STATE OF FLORIDA
COUNTY OF SARASOTA

TRANS NUM: 90020738
DOC STAMPS PD: \$561.00
INTANG. TAX PD: \$1.00
KAREN E. RUSHING SARASOTA CO.
BY: *[Signature]*

The foregoing instrument was acknowledged before me this 12th day of April, 1990, by:
HENRY A. MCFARLAND

[Handwritten signature of Notary Public]
NOTARY PUBLIC

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 24, 1993
BONDED THROUGH AGENT'S NOTARY BROKERAGE

This instrument prepared by and return to: BETTY K. MACCUB
SELECT TITLE ASSOCIATES, INC.
1970 LANDINGS BOULEVARD, SUITE 110

002203
OR BOOK
000161
PAGE

RECORDED IN OFFICIAL RECORDS
APR 16 4 51 PM '90