

WARRANTY DEED, SPECIAL FROM CORP. 1411 1906

RAMCO FORM 334

This Special Warranty Deed Made the 31st day of August, A. D. 1982 by

THE GREATER CONSTRUCTION CORP.,

a corporation existing under the laws of the State of Florida, and having its principal place of business at 1105 Kensington Park Drive, Altamonte Springs, Fla. 32701, hereinafter called the grantor, to

SAUSALITO SHORES HOMEOWNERS ASSOCIATION, INC.,

whose postoffice address is 662 San Pablo Avenue, Casselberry, Florida 32707

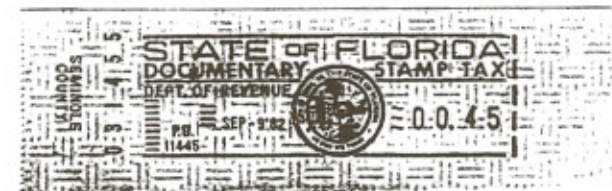
hereinafter called the grantee:

(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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Seminole County, Florida, viz:

That certain Recreation Area described and shown on the Plat of Sausalito Section Two, according to the Plat thereof as recorded in Plat Book 20, Page 45, Public Records of Seminole County, Florida

Subject to the matters set forth on Exhibit "A" attached hereto and made a part hereof by this reference thereto, which has been signed by the Grantor for identification.



RECORDED & INDEXED
SEP 9 2 13 PM '82
CLERK OF THE COUNTY

084352

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof

(CORPORATE SEAL)

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: Lester Zimmerman, Secretary
Signed, sealed and delivered in the presence of:

THE GREATER CONSTRUCTION CORP.

By: Lester N. Mandell, President

STATE OF FLORIDA
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

LESTER N. MANDELL and LESTER ZIMMERMAN

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally 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 seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of August, 1982

This Instrument was prepared by JOHN F. LOWNDES, Drednick, Doster & Kantor Professional Association, 225 North Eola Drive, First Office Bldg, Orlando, Florida 32802

Notary Public
My Commission Expires: 12/10/82
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT 7 1985

662 San Pablo Ave
Casselberry FL 32707

EXHIBIT "A"

TO THAT CERTAIN SPECIAL WARRANTY DEED
FROM THE GREATER CONSTRUCTION CORP. TO
SAUSALITO SHORES HOMEOWNER'S ASSOCIATION, INC.,
DATED AUGUST 31, 1982

This conveyance is specifically subject to the following:

- (1) Taxes for the year 1982 and subsequent years.
- (2) The terms, covenants, conditions and restrictions set forth in that certain Agreement dated February 15, 1978, by and between The Greater Construction Corp., Sausalito Condominium Association, Inc., and the Unit Owners of Sausalito, A Condominium, Phase I.
- (3) The use and enjoyment of the land hereby conveyed is and shall be limited to use by (a) the Unit Owners of Sausalito, A Condominium, Phase I, according to that certain Declaration of Condominium of Sausalito, a Condominium, Phase I, recorded in Official Records Book 993, Page 618, Public Records of Seminole County, Florida; (b) the residents (whether they be owners or tenants) of Sausalito Section 2, the Plat of which was recorded in Plat Book 20, Page 44, Public Records of Seminole County, Florida; Sausalito Section 3, the Plat of which was recorded in Plat Book 21, Page 74, Public Records of Seminole County, Florida; and Sausalito Section 4, the Plat of which was recorded in Plat Book 23, Page 94, Public Records of Seminole County, Florida.
- (4) The beneficiaries described in Paragraph 3 hereof shall have the perpetual right to use and enjoy the land hereby conveyed for recreational purposes.
- (5) In the event that Grantee fails to maintain the property hereby conveyed in a state of good repair, Grantor shall have the right, but not the obligation, to enter upon the property hereby conveyed to maintain the same in a state of good repair. This covenant shall run with the land and shall be binding upon the respective assignees, grantees, beneficiaries, Trustees, administrators and successors of the parties hereto.
- (6) The dedication and other matters set forth in and appearing on the Plat of Sausalito, Section Two, as recorded in Plat Book 20, Pages 44 and 45, of the Public Records of Seminole County, Florida.
- (7) Easements and restrictions imposed of record, if any; this reference to said easements and restrictions shall not operate to reimpose the same.

*Termination
of lease
document*

SIGNED FOR IDENTIFICATION:

THE GREATER CONSTRUCTION CORP.

By: *Lester N. Mandell*
Lester N. Mandell, President

By: *Lester Zimmerman*
Lester Zimmerman, Secretary

