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Return to:
Name:
Address:

This Instrument Prepared by: KAREN S. PRICE
STEWART TITLE OF PINELLAS, INC.
4134 CENTRAL AVENUE
ST. PETERSBURG, FL 33711

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as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Folio) Number(s):
R222219342000000013
Grantee(s) S.S.#(s):
FILE NO: 05163521,

Doc# 2005053908
Hernando County, Florida
06/23/2005 3:46PM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 27.00
DEED DOC STAMP \$ 18,200.00
06/23/2005 Deputy Clk

3/3

FEE SIMPLE DEED
(FROM INDIVIDUAL)

THIS INDENTURE, Made this 16 day of June A.D. 2005, by and
between JT & HE LTD TRUST LC, A FLORIDA LIMITED LIABILITY COMPANY

whose post office address is: 1950 1ST AVENUE N., STE 200 ST. PETERSBURG, FL.
33713

of the County of PINELLAS, in the State of Florida hereinafter referred to as Seller", and
BROOKSVILLE COMMERCIAL PROPERTIES L.L.C, A FLORIDA LIMITED LIABILITY
COMPANY, AS TO AN UNDIVIDED 70% AND OAK TREE LANE, L.L.C., A FLORIDA
LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 30% INTEREST, AS TENANTS IN
whose post office address is: 5801 CONGRESS AVENUE BOCA RATON, FL. 33487 COMMON.

of the County of PINELLAS, in the State of Florida hereinafter referred to as "Buyer",
WITNESSETH: That seller(s), for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations,
to seller(s) in hand paid by the buyer(s) at or before the ensealing and delivery of these presents, the receipt whereof is hereby
acknowledged, has/have granted, bargained, sold, conveyed and confirmed, and by these presents do grant, bargain, sell, convey
and confirm, unto the buyer(s), and to buyer's heirs and assigns forever, all the following piece, parcel, lot or
tract of land, situated, lying and being in the County of HERNANDO, State of Florida, and described as follows,
to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING KNOWN AS PARCEL NO. R22 222 19 342 0000 00013
AND R22 222 19 3420 0000 0131

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and
every right, title or interest, legal or equitable, of the seller(s), of in and to the same.
To Have and to Hold, the same unto buyer(s), buyer's heirs and assigns, to their proper use, benefit and behoof forever.
IN WITNESS WHEREOF, seller(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above
written.
JT & HE LTD TRUST LC, A FLORIDA
LIMITED LIABILITY COMPANY

Signed, Sealed and Delivered in Our Presence:

Witness Signature: [Signature]
Witness Printed Name: KAREN S. PRICE
Witness Signature: [Signature]
Witness Printed Name: [Signature]
Witness Signature: [Signature]
Witness Printed Name: Jadette T. Souza
Witness Signature: [Signature]
Witness Printed Name: [Signature]

BY: [Signature] (Seal)
TERESA HARTLEY, MANAGER
BY: _____ (Seal)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 16 day of June, 2005
by TERESA HARTLEY, MANAGER of JT & HE LTD TRUST LC, A FLORIDA
LIMITED LIABILITY COMPANY

who is/are personally known to me or who has/have produced drivers license(s) as identification.

My Commission expires:



Karen S. Price
MY COMMISSION # DD203488 EXPIRES May 28, 2007
BONDED THRU TROY FAIR INSURANCE, INC. Serial Number

[Signature]
Printed Name: _____
Notary Public

EXHIBIT "A"

Commencing at the South corner of Lot 8, Block 5, HALEMONT ADDITION, SECTION 2, as per plat thereof recorded in Plat Book 5, Pages 34 and 35, Public Records of Hernando County, Florida, go thence North 28°28'25" East, along the Northwesternly right-of-way line of State Road No. 45 (also known as U.S. Route No. 41, a 100 foot right of way as it exists in 1965), a distance of 111.28 feet; thence South 61°31'35" East, a distance of 100.00 feet to a point on the Southeasterly right of way line of said State Road No. 45 and the Point of Beginning, thence North 28°28'25" East along the said Southeasterly right of way line of State Road No. 45 a distance of 650.00, thence North 86°52'13" East, a distance of 510.33 feet to a point on the West right of way line of Mildred Avenue (a 50 foot right of way as it exists in 1965), thence South 01°35'13" West along the said West right of way line of Mildred Avenue, a distance of 555.49 feet to its point of intersection with the North right of way line of Lamar Avenue (a 60 foot right of way as it exists in 1965), thence South 86°52'13" West along said North right of way line of Lamar Avenue, a distance of 805.27 feet to the Point of Beginning.

Said Lands lying in and being a part of Section 22, Township 22 South, Range 19 East, Hernando County, Florida.

LESS the following described parcel: Commencing at the South corner of Lot 8, Block 5, HALEMONT ADDITION, SECTION 2, as per plat thereof recorded in Plat Book 5, Pages 34 and 35, Public Records of Hernando County, Florida, go thence North 28°28'25" East, along the Northwesternly right-of-way line of State Road No. 45 (also known as U.S. Route No. 41, a 100 foot right of way as it exists in 1965), a distance of 111.28 feet; thence South 61°31'35" East, a distance of 100.00 feet to a point on the Southeasterly right of way line of said State Road No. 45 and the Point of Beginning, thence North 28°28'25" East along the said Southeasterly right of way line of State Road No. 45, a distance of 196.29 feet; thence South 61°31'35" East 150.00 feet, thence South 28°28'25" West 104.00 feet to a point on the North right of way line of Lamar Avenue (a 60 foot right of way as it exists in 1965), thence South 86°52'13" West along the said North right of way line of Lamar Avenue, a distance of 176.12 feet to the Point of Beginning.

ALSO LESS the following described parcel: Commencing at the South corner of Lot 8, Block 5, HALEMONT ADDITION, SECTION 2, as per plat thereof recorded in Plat Book 5, Pages 34 and 35, Public Records of Hernando County, Florida, go thence North 28°28'25" East, a distance of 111.28 feet; thence South 61°31'35" East, a distance of 100.00 feet, thence North 28°28'25" East, a distance of 196.29 feet; thence South 61°31'35" East, a distance of 150.00 feet, thence South

Continued on next page

CONTINUATION OF EXHIBIT "A"

28°28'25" West, a distance of 104.00 feet, thence North
86°52'13" East a distance of 377.11 feet, thence North
03°00'37" West, a distance of 46.74 feet to the Point of
Beginning, thence continue North 03°00'37" West, a distance of
61.00 feet, thence North 86°59'23" East, a distance of 135.00
feet, thence South 03°00'37" East, a distance of 61.00 feet,
thence South 86°59'23" West, a distance of 135.00 feet to the
Point of Beginning.