

1515
2,275.00
7,240.52
THIS INSTRUMENT PREPARED BY
AND RETURN TO:
MARY SUE BEELER, ESQ.
Decker Beeler, P.A.
25 Second Street North, Suite 320
St. Petersburg, FL 33701

INSTR # 2001020700
OR BK 10570 PG 1046

RECORDED 01/22/2001 02:04 PM
RICHARD AKE, CLERK OF COURT
HILLSBOROUGH COUNTY
DOC TAX PD (F.S. 201.02) 2,275.00
DEPUTY CLERK J Anglin

WARRANTY DEED

THIS INDENTURE is made as of the 19th day of January 2001 Wherever used herein, the terms "GRANTOR" and "GRANTEE" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto

BETWEEN LAURENCE GRUNDY, M.D. and RAUL R. OTERO, M.D., as equal tenants in common ("GRANTOR") and HAYDON-RUBIN DEVELOPMENT INC., a Florida corporation ("GRANTEE"), whose address is 15201 Roosevelt Blvd, Suite 112, Clearwater, FL 33760

WITNESSETH, that the GRANTOR, for Ten Dollars (\$10 00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to the said GRANTEE forever, the land, situate, lying and being in the County of Hillsborough, State of Florida, described in Exhibit "A" attached hereto and made a part hereof, together with all rights, benefits and appurtenances granted thereto

This conveyance is subject to real estate taxes for the year 2001 and subsequent years and restrictions, easements and matters of record

The lands described in Exhibit "A" are vacant lands and do not constitute the homestead of either of the individuals constituting GRANTOR Said individual GRANTORS warrant and affirm that they do not reside on any portion of the land described in Exhibit "A" nor on any land contiguous thereto

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

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed the day and year above written

WITNESSES

Printed Name ARTHUR H. JAFFE

Printed Name MICHELE B LUCAS

Laurence Grundy M.D.
LAURENCE GRUNDY, M.D.

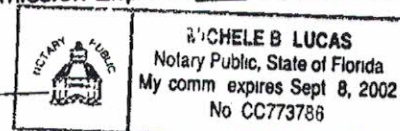
511 West Bay St Ste 301
Tampa, FL 33606

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 19th day of January 2001, by
LAURENCE GRUNDY, M.D.

Michele B Lucas
Notary Public - State of Florida
My Commission Expires _____

Personally known _____ OR produced identification _____
Type of identification produced _____



THIS IS NOT A

OR BK 10570 · PG 1047

WITNESSES

Printed Name

DAVID LINGGERTON

Printed Name

Mary Sue Beeler

RAUL R. OTERO, M.D.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 19th day of January 2001, by RAUL R. OTERO, M.D.

Notary Public – State of Florida
My Commission Expires

Personally known _____ OR produced identification ☒
Type of identification produced FL D.L.



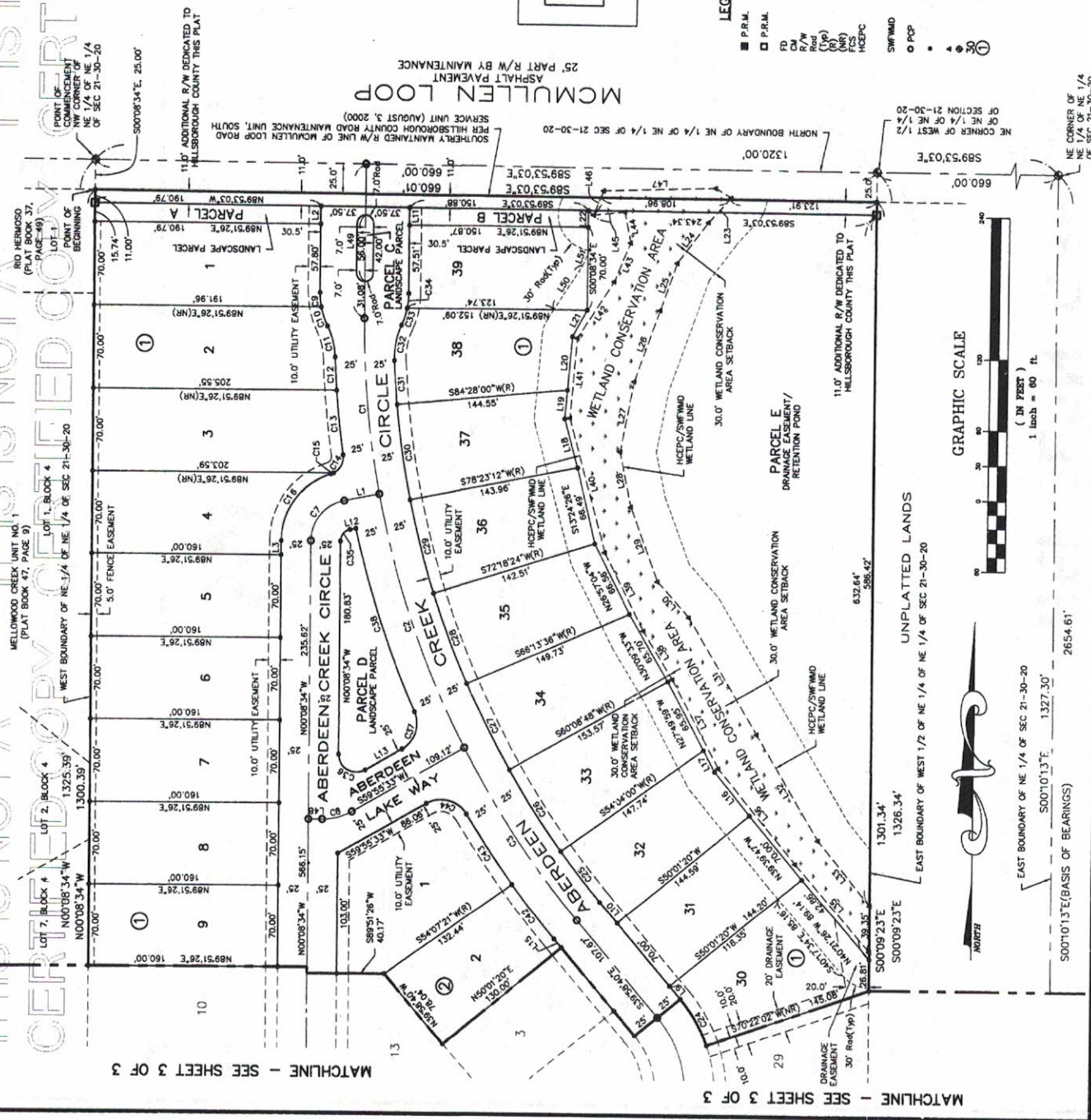
Mary Sue Beeler
My Commission CC6594JL
Expires June 30 2001

THIS IS NOT A **OR BK 10570 · PG 1048**
CERTIFIED COPY **EXHIBIT "A"**
Legal Description

The West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 30 South, Range 20 East, Hillsborough County, Florida, less the right of way for McMullen Loop Road on the Northern boundary of the said property

ABERDEEN CREEK

SECTION 21, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE	CURVE TABLE					CHORD	BEARING
	CHORD	LENGTH	RADIUS	DELTA	TANGENT		
C1	148.26	755.00	10745.20	74.85	149.04	122.00	S90°01'17.2"
C2	239.08	1249.00	16260.00	114.81	242.04	188.00	S90°01'17.2"
C3	175.43	755.00	12348.00	88.47	173.05	133.00	S83°29'21.2"
C7	175.43	755.00	12348.00	88.47	173.05	133.00	S83°29'21.2"
C8	26.12	64.50	7811.48	26.04	26.81	26.81	N74°31'20.1"
C9	12.28	64.50	2755.53	13.37	12.62	12.62	S95°35.25"
C10	12.17	64.50	19754.18	8.64	12.72	12.72	S18°02'16.7"
C11	27.87	64.50	2755.53	13.63	28.67	28.67	S63°50'07.1"
C12	27.87	64.50	2755.53	13.63	28.67	28.67	N14°22'16.7"
C13	54.84	820.00	10370.20	21.45	57.00	57.00	S85°15'11.2"
C14	18.42	150.00	7021.10	7.05	19.00	19.00	N85°24'10.2"
C15	2.50	15.00	10933.36	1.25	2.50	2.50	N85°24'10.2"
C16	75.31	60.00	7148.24	43.45	70.38	70.38	S23°46'08.0"
C17	24.69	125.00	2107.35	22.31	25.43	25.43	N82°41.50"
C25	54.35	60.00	4032.40	27.19	54.31	54.31	S31°57'20.0"
C26	81.71	730.00	10074.45	40.89	81.67	81.67	S29°25.38"
C28	81.71	730.00	10074.45	40.89	81.67	81.67	S29°25.38"
C29	81.71	730.00	10074.45	40.89	81.67	81.67	S29°25.38"
C30	81.71	730.00	10074.45	40.89	81.67	81.67	S29°25.38"
C31	81.71	730.00	10074.45	40.89	81.67	81.67	S29°25.38"
C32	30.71	730.00	10074.45	40.89	30.68	30.68	S29°25.38"
C33	30.71	730.00	10074.45	40.89	30.68	30.68	S29°25.38"
C34	15.18	64.50	3728.10	7.83	15.55	15.55	N17°45'50.0"
C35	12.57	64.50	1109.49	6.30	12.95	12.95	N80°28'10.0"
C36	3.85	15.00	7811.48	8.13	3.97	3.97	S90°01'17.2"
C37	3.40	15.00	11935.53	28.84	26.61	26.61	S80°02'31.1"
C38	23.00	64.50	8330.20	22.52	23.48	23.48	N74°54.51"
C39	18.42	150.00	7021.10	7.05	19.00	19.00	S18°02'16.7"
C40	55.65	820.00	10370.20	21.45	57.00	57.00	S85°15'11.2"
C41	18.42	150.00	7021.10	7.05	19.00	19.00	S18°02'16.7"
C42	3.40	15.00	11935.53	28.84	26.61	26.61	S80°02'31.1"
C43	3.85	15.00	7811.48	8.13	3.97	3.97	N80°28'10.0"
C44	38.91	60.00	4032.40	27.19	38.91	38.91	S31°57'20.0"

[illegible]

BROOKS AND AMADEN, INC.
205 RIDGEWOOD AVENUE • BRANDON, FL 34605
(813) 653-1125 • FAX (813) 653-1679

Civil and Environmental Engineering: Land Surveying and Planning

ABERDEEN CREEK

TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.75'	S00108.14"E
L4	26.25'	S00108.14"E
L5	3.94'	S89.51°25.5'W
L6	3.94'	S89.51°25.5'W
L7	37.84'	S00108.34"E
L8	21.91'	S00108.34"E
L14	27.73'	S39.25°40.7"E



GRAPHIC SCALE

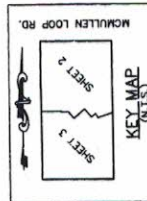


(IN FEET)
1 inch = 80 ft.

LEGEND

- | PERMANENT REFERENCE | PERMANENT FOUND | PERMANENT SET - LB #221 | PERMANENT SET - LB #221 |
|---------------------|---------------------------|---------------------------------|-------------------------|
| CONCRETE MONUMENT | RIGHT-OF-WAY | RADIUS | RADIUS |
| NON-RADIAL | FLORIDA COORDINATE SYSTEM | HILLSBOROUGH COUNTY, PROTECTION | SOUTHWEST FLORIDA WATER |
| MANAGEMENT DISTRICT | POINT SET, LB #221 | POINT SET, LB #221 | IRON ROD, LB #221 |
| STANDARD CORNER | STANDARD CORNER | STANDARD CORNER | STANDARD CORNER |
| BLOCK NUMBER | BLOCK NUMBER | BLOCK NUMBER | BLOCK NUMBER |

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING
C4	69.53	100.00'	39.7600°	38.23	N0303.37°E
C5	78.54	50.00'	90.0000°	38.23	N0303.37°E
C6	78.54	50.00'	90.0000°	38.23	N0303.37°E
C7	64.75	50.00'	90.0000°	38.23	N0303.37°E
C8	39.26	25.00'	131.548°	17.96	S44.52°E
C9	39.26	25.00'	131.548°	17.96	S44.52°E
C10	45.02	75.00'	34.2333°	23.21	N45.72°E
C11	45.02	75.00'	34.2333°	23.21	N45.72°E
C12	46.63	75.00'	30.7153°	24.09	N46.88°E
C13	42.28	75.00'	30.7153°	21.71	N45.90°E
C14	22.83	75.00'	27.0592°	14.64	N46.75°E
C15	48.91	125.00'	18.428°	20.58	N08.22°E
C16	39.27	25.00'	90.0000°	23.00	S45.06°E
C17	39.27	25.00'	90.0000°	23.00	S45.06°E
C18	39.27	25.00'	90.0000°	23.00	S45.06°E
C19	39.27	25.00'	90.0000°	23.00	S45.06°E
C20	39.27	25.00'	90.0000°	23.00	S45.06°E
C21	39.27	25.00'	90.0000°	23.00	S45.06°E
C22	39.27	25.00'	90.0000°	23.00	S45.06°E
C23	39.27	25.00'	90.0000°	23.00	S45.06°E
C24	39.27	25.00'	90.0000°	23.00	S45.06°E
C25	39.27	25.00'	90.0000°	23.00	S45.06°E
C26	39.27	25.00'	90.0000°	23.00	S45.06°E
C27	39.27	25.00'	90.0000°	23.00	S45.06°E
C28	39.27	25.00'	90.0000°	23.00	S45.06°E
C29	39.27	25.00'	90.0000°	23.00	S45.06°E
C30	39.27	25.00'	90.0000°	23.00	S45.06°E
C31	39.27	25.00'	90.0000°	23.00	S45.06°E
C32	39.27	25.00'	90.0000°	23.00	S45.06°E
C33	39.27	25.00'	90.0000°	23.00	S45.06°E
C34	39.27	25.00'	90.0000°	23.00	S45.06°E
C35	39.27	25.00'	90.0000°	23.00	S45.06°E
C36	39.27	25.00'	90.0000°	23.00	S45.06°E
C37	39.27	25.00'	90.0000°	23.00	S45.06°E
C38	39.27	25.00'	90.0000°	23.00	S45.06°E
C39	39.27	25.00'	90.0000°	23.00	S45.06°E
C40	39.27	25.00'	90.0000°	23.00	S45.06°E
C41	39.27	25.00'	90.0000°	23.00	S45.06°E
C42	39.27	25.00'	90.0000°	23.00	S45.06°E
C43	39.27	25.00'	90.0000°	23.00	S45.06°E
C44	39.27	25.00'	90.0000°	23.00	S45.06°E
C45	39.27	25.00'	90.0000°	23.00	S45.06°E
C46	39.27	25.00'	90.0000°	23.00	S45.06°E
C47	39.27	25.00'	90.0000°	23.00	S45.06°E
C48	39.27	25.00'	90.0000°	23.00	S45.06°E
C49	39.27	25.00'	90.0000°	23.00	S45.06°E
C50	39.27	25.00'	90.0000°	23.00	S45.06°E
C51	39.27	25.00'	90.0000°	23.00	S45.06°E
C52	39.27	25.00'	90.0000°	23.00	S45.06°E
C53	39.27	25.00'	90.0000°	23.00	S45.06°E
C54	39.27	25.00'	90.0000°	23.00	S45.06°E
C55	39.27	25.00'	90.0000°	23.00	S45.06°E
C56	39.27	25.00'	90.0000°	23.00	S45.06°E
C57	39.27	25.00'	90.0000°	23.00	S45.06°E
C58	39.27	25.00'	90.0000°	23.00	S45.06°E
C59	39.27	25.00'	90.0000°	23.00	S45.06°E
C60	39.27	25.00'	90.0000°	23.00	S45.06°E
C61	39.27	25.00'	90.0000°	23.00	S45.06°E
C62	39.27	25.00'	90.0000°	23.00	S45.06°E
C63	39.27	25.00'	90.0000°	23.00	S45.06°E
C64	39.27	25.00'	90.0000°	23.00	S45.06°E
C65	39.27	25.00'	90.0000°	23.00	S45.06°E
C66	39.27	25.00'	90.0000°	23.00	S45.06°E
C67	39.27	25.00'	90.0000°	23.00	S45.06°E
C68	39.27	25.00'	90.0000°	23.00	S45.06°E
C69	39.27	25.00'	90.0000°	23.00	S45.06°E
C70	39.27	25.00'	90.0000°	23.00	S45.06°E
C71	39.27	25.00'	90.0000°	23.00	S45.06°E
C72	39.27	25.00'	90.0000°	23.00	S45.06°E
C73	39.27	25.00'	90.0000°	23.00	S45.06°E
C74	39.27	25.00'	90.0000°	23.00	S45.06°E
C75	39.27	25.00'	90.0000°	23.00	S45.06°E
C76	39.27	25.00'	90.0000°	23.00	S45.06°E
C77	39.27	25.00'	90.0000°	23.00	S45.06°E
C78	39.27	25.00'	90.0000°	23.00	S45.06°E
C79	39.27	25.00'	90.0000°	23.00	S45.06°E
C80	39.27	25.00'	90.0000°	23.00	S45.06°E
C81	39.27	25.00'	90.0000°	23.00	S45.06°E
C82	39.27	25.00'	90.0000°	23.00	S45.06°E
C83	39.27	25.00'	90.0000°	23.00	S45.06°E
C84	39.27	25.00'	90.0000°	23.00	S45.06°E
C85	39.27	25.00'	90.0000°	23.00	S45.06°E
C86	39.27	25.00'	90.0000°	23.00	S45.06°E
C87	39.27	25.00'	90.0000°	23.00	S45.06°E
C88	39.27	25.00'	90.0000°	23.00	S45.06°E
C89	39.27	25.00'	90.0000°	23.00	S45.06°E
C90	39.27	25.00'	90.0000°	23.00	S45.06°E
C91	39.27	25.00'	90.0000°	23.00	S45.06°E
C92	39.27	25.00'	90.0000°	23.00	S45.06°E
C93	39.27	25.00'	90.0000°	23.00	S45.06°E
C94	39.27	25.00'	90.0000°	23.00	S45.06°E
C95	39.27	25.00'	90.0000°	23.00	S45.06°E
C96	39.27	25.00'	90.0000°	23.00	S45.06°E
C97	39.27	25.00'	90.0000°	23.00	S45.06°E
C98	39.27	25.00'	90.0000°	23.00	S45.06°E
C99	39.27	25.00'	90.0000°	23.00	S45.06°E
C100	39.27	25.00'	90.0000°	23.00	S45.06°E



SE CORNER
OF NE 1/4 OF
SEC 21-30-20

SE CORNER OF
NE 1/4 OF NE 1/4

EAST BOUNDARY OF NE 1/4 OF SEC 21-30-20

UNPLANTED LANDS

EAST BOUNDARY OF WEST 1/2 OF NE 1/4 OF NE 1/4 OF SEC 21-30-20 S00°09'23"E

1326.34'



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Civil and Environmental Engineering · Land Surveying and Planning

SHEET 3 OF 3

SHEET 3 OF 3