

4/18/2016 12:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1974280

Prepared by:  
Alicia H. Gayton  
Benderson Development Company, LLC  
7978 Cooper Creek Blvd., SUITE 100  
University Park, FL 34201

Doc Stamp-Deed: \$4,865.00

Return to:  
Juanita M. Schuster  
Fidelity National Title Group  
2400 Maitland Center Pkwy, Suite 200  
Maitland, FL 32751  
# 5087109  
~~415 666 69 35~~

Parcel I.D. Number: 1002090010 & 1002090020

**SPECIAL WARRANTY DEED**

THIS WARRANTY DEED made as of the 12 of April, 2016, by **FIFTH THIRD BANK**, an Ohio Banking Corporation ("Grantor"), whose address is 8100 Burlington Pike, 3<sup>rd</sup> Floor, Florence KY 41042 and **5900 SBNP, LLC**, a Florida limited liability company, whose address is 7978 Cooper Creek Blvd., Suite 100, University Park, FL 34201 ("Grantee"),

WITNESSETH, that the Grantor, for and in consideration of the sum of **SIX HUNDRED NINETY-FIVE DOLLARS (\$1.00)** and other valuable Considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", their successors and assigns forever, following described land, situate, lying and being in the County of Sarasota, State of Florida more particularly described as:

LOT 1 and LOT 2 of NORTH PORT GATEWAY WEST, according to the map or plat thereof, as recorded in Plat Book 46, Page(s) 33, of the Public Records of Sarasota County, Florida.

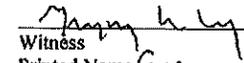
**SUBJECT**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances imposed by governmental authorities, if any.

**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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2015. 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 Grantor.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his/her hand and seal.

Signed, sealed and delivered in our presence:

  
Witness  
Printed Name Emily J. Simpson  
  
Witness  
Printed Name Gregory A. Kelly

**FIFTH THIRD BANK**  
an Ohio Banking Corporation  
  
Name: Keith Osborne  
Title: Vice President

STATE OF Kentucky  
COUNTY OF Boone

The foregoing instrument was acknowledged before me this 12 day of April, 2016,  
by Terry Osborne, as Vice President of FIFTH THIRD BANK an Ohio  
Banking Corporation. She/He is personally known to me, or ( ) has produced \_\_\_\_\_  
\_\_\_\_\_ as identification, and did not take an oath.

WENDI M. MERRITT  
NOTARY PUBLIC  
Kentucky, State At Large  
My Commission Expires 6/25/2016  
I.D. # 469258

Wendi Merritt  
Notary Public  
Notary Seal

FIFTH THIRD BANK  
an Ohio Banking Corporation

Emily J. Simpson  
Witness  
Printed Name Emily J. Simpson

Elizabeth Raleigh  
Name: Elizabeth Raleigh  
Title: ASST Vice President

Gregory A Kelly  
Witness  
Printed Name Gregory A Kelly

STATE OF Kentucky  
COUNTY OF Boone

The foregoing instrument was acknowledged before me this 12 day of April, 2016,  
by Elizabeth Raleigh, as Asst. Vice President of FIFTH THIRD BANK an Ohio  
Banking Corporation. She/He is personally known to me, or ( ) has produced \_\_\_\_\_  
\_\_\_\_\_ as identification, and did not take an oath.

WENDI M. MERRITT  
NOTARY PUBLIC  
Kentucky, State At Large  
My Commission Expires 6/25/2016  
I.D. # 469258

Wendi Merritt  
Notary Public  
Notary Seal