

This Instrument Prepared by:
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18401 Murdock Circle, Suite C
Port Charlotte, FL 33948

RECORDED IN OFFICIAL RECORDS
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September 15, 2015 11:58:21 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Property Appraisers Parcel I.D. (Folio) Number(s):
1002001001
File No.: 20150457

Doc Stamp-Deed: \$5,950.00



WARRANTY DEED

This Warranty Deed, Made the 14th day of September, 2015, by SOUTH FLORIDA LAND HOLDINGS, LLC, a Florida limited liability company, having its place of business at 18401 Murdock Circle, Unit C, Port Charlotte, FL 33948, hereinafter called the "Grantor", to 15151 STT, LLC, a Florida limited liability company as tenant in common with an undivided 69.1407%; 15151 STT, LLC, a Florida limited liability company as tenant in common with an undivided 27.0588%; and 15151 STT, LLC, a Florida limited liability company as tenant in common with undivided 3.8005%, whose post office address is: 7978 Cooper Creek Blvd., Suite 100, University Park, FL 34201, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

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 2015, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)

IN WITNESS WHEREOF, 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.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: *[Signature]*
Printed Name: Cynthia M. Ehlke

SOUTH FLORIDA LAND HOLDINGS, LLC

By: *[Signature]*
MIKO P. GUNDERSON, Member-Manager

Witness Signature: *[Signature]*
Printed Name: Carol M. Terry

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 15th day of SEPTEMBER, 2015 by MIKO P. GUNDERSON as Member-Manager of SOUTH FLORIDA LAND HOLDINGS, LLC, a Florida limited liability company, on behalf of the Limited Liability Company. He/She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public Signature *[Signature]*
Printed Name: _____

My Commission Expires: _____



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

A parcel of land lying and being in Section 33, Township 39 South, Range 21 East, Sarasota County, Florida, and more particularly described as follows:

Commence at the intersection of the Easterly right-of-way line of Sumter Boulevard and Southerly right-of-way line of Cocoplum Waterway; thence Southeasterly 554.64 feet for Point of Beginning; thence continue Southeasterly 150.00 feet; thence Southwesterly 530.00 feet; thence Northwesterly 150.00 feet; thence Northeasterly 530.00 feet to the Point of Beginning.

PARCEL B:

A portion of Section 33, Township 39 South, Range 21 East, Sarasota County, Florida, more particularly described as follows: Commencing at the point of intersection of the Easterly right-of-way line of Sumter Boulevard as platted in the 35th Addition to Port Charlotte Subdivision per plat thereof recorded in Plat Book 15, Page 19, of the Public Records of said Sarasota County, with the Southerly right-of-way line of the Cocoplum Waterway (150.00 feet wide, O.R. 1941, Page 1); thence South 69°19'39" East, along said Southerly right-of-way line of said Cocoplum Waterway, a distance of 704.64 feet to the Point of Beginning; thence continue South 69°19'39" East, along said Southerly right-of-way line a distance of 50.00 feet; thence South 20°40'21" West, a distance of 537.51 feet to a point on the Northerly right-of-way line of the Tamiami Trail, (U.S. 41); thence North 52°37'42" West, along said Northerly right-of-way line, a distance of 26.15 feet; thence North 69°19'39" West, along said Northerly right-of-way line, a distance of 24.95 feet; thence North 20°40'21" East, a distance of 530.00 feet to the Point of Beginning.