

10/16/2014 4:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

PREPARED and RETURN TO:
Benderson Development Company, LLC
7978 Cooper Creek Blvd., Suite 100
University Park, FL 34201

SIMPLIFILE

Receipt # 1791231

Consideration: \$1.00 & no more
Tax Parcel Identification Number:

Doc Stamp-Deed: \$0.70

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on September 15, 2014, between **Randall Benderson and David H. Baldauf as Trustees under a Trust Agreement dated December 29, 1995 known as the Ronald Benderson 1995 Trust, as a tenant in common with an undivided 8.7231406% interest, having an address of 7978 Cooper Creek Blvd., Suite 100, University Park, FL 34201 ("GRANTOR") and 95 FLRPT, LLC, a Florida limited liability company, having an address of 7978 Cooper Creek Blvd., Suite 100, University Park, FL 34201 ("GRANTEE"),**

WITNESSETH, that the said Grantor, for and in consideration of the sum of **ONE AND NO MORE 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, a undivided 8.7231406% interest as a tenant in common in the following described land:

See Exhibit "A" attached herein.

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements 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 2013. 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, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

WITNESSES:

Randall Benderson and David H. Baldauf
as Trustees under a Trust Agreement
dated December 29, 1995 known as the
Ronald Benderson 1995 Trust

Gina Hobes
Print Name: Gina Hobes

Tammy Sisk
Print Name: Tammy Sisk

By: David H. Baldauf
David H. Baldauf, Trustee

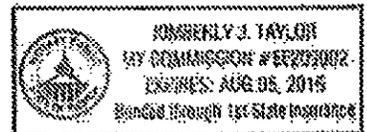
STATE OF FLORIDA
COUNTY OF MANATEE

I, a Notary Public of the County and State first above written, do hereby certify that David H. Baldauf, as Trustee of the Ronald Benderson 1995 Trust, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 22 day of May, 2014.

[Signature]
Notary Public, State of Florida

(SEAL)



Personally Known X (OR) Produced Identification _____
Type of identification produced _____

WITNESSES:

Randall Benderson and David H. Baldauf
as Trustees under a Trust Agreement
dated December 29, 1995 known as the
Ronald Benderson 1995 Trust.

Glenn Holzer
Print Name: Glenn Holzer

Tammy Sisco
Print Name: Tammy Sisco

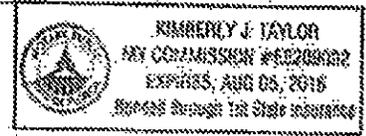
By: [Signature]
Randall Benderson, Trustee

STATE OF FLORIDA
COUNTY OF MANATEE

I, a Notary Public of the County and State first above written, do hereby certify
that Randall Benderson, as Trustee of the Ronald Benderson 1995 Trust, personally
appeared before me this day and acknowledged the due execution of the foregoing
instrument.

Witness my hand and official seal, this 22 day of May, 2014.

[Signature]
Notary Public, State of Florida
(SEAL)



Personally Known X (OR) Produced Identification _____
Type of identification produced _____

LEGAL DESCRIPTION

EXHIBIT "A"

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

Beginning at the point of intersection of the Southerly prolongation of the Westerly right-of-way line of Salford Boulevard (formerly Beachcomber Boulevard), as shown on the plat of the Fourth Addition to Port Charlotte Subdivision as recorded in Plat Book 11 at Pages 32 and 32A through 32H, of the Public Records of Sarasota County, Florida, with the Southerly right-of-way line of Cocoplum Waterway, as described in Official Records Book 1941 at Pages 1 through 5, of the Public Records of Sarasota County, Florida, thence North 69 degrees 19' 39" West along said Southerly right-of-way line of Cocoplum Waterway, a distance of 698.53 feet; thence North 51 degrees 41' 30" West along said right-of-way line, a distance of 115.52 feet; thence North 69 degrees 19' 39" West along said right-of-way line, a distance of 2,410.13 feet; thence South 20 degrees 40' 21" West along a line parallel with and 150.00 feet Easterly of the lands described in Exhibit "A" of a Special Warranty Deed recorded in Official Records Book 2402 at Pages 257 through 259, of the Public Records of Sarasota County, Florida, a distance of 530.00 feet to the Northeasterly right-of-way line of U.S. Highway No. 41 (State Road No. 45) according to the Florida Department of Transportation Right-of-Way Map, Section 17010-2505; thence South 69 degrees 19' 39" East along said right-of-way line, a distance of 25.00 feet; thence South 52 degrees 37' 42" East along said right-of-way line, a distance of 104.40 feet; thence South 69 degrees 19' 39" East along said right-of-way line, a distance of 2,500.00 feet; thence North 20 degrees 40' 21" East along said right-of-way line, a distance of 10.00 feet; thence South 69 degrees 19' 39" East along said right-of-way line, a distance of 568.75 feet to the point of curvature of a circular curve concave Northerly, having as elements a central angle of 90 degrees 00' 00", a radius of 25.00 feet and a chord bearing of North 65 degrees 40' 21" East; thence Easterly along the arc of said curve, a distance of 39.27 feet to the aforementioned Southerly Prolongation of said Westerly right-of-way line of Salford Boulevard; thence North 20 degrees 40' 21" East along said Southerly Prolongation of said Westerly right-of-way line, a distance of 490.00 feet to the Point of Beginning. Said lands situate, lying and being in Sarasota County, Florida.

LESS AND EXCEPT THE FOLLOWING TRACT OF LAND TO THE EXTENT THE FOLLOWING TRACT OF LAND IS INCLUDED IN THE ABOVE DESCRIPTION:

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 Sarasota County, Florida, with the Southerly right-of-way line of the Cocoplum Waterway (150.00 feet wide, Official Records Book 1941, Page 1); thence South 69 degrees 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 degrees 19' 39" East, along said Southerly right-of-way line, a distance of 50.00 feet; thence South 20 degrees 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 degrees 37' 42" West, along said Northerly right-of-way line, a distance of 26.15 feet; thence North 69 degrees 19' 39" West, along said Northerly right-of-way line, a distance of 24.95 feet; thence North 20 degrees 40' 21" East, a distance of 530.00 feet to the Point of Beginning.

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