

LOPP

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October 24, 2019 01:31:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Return to:

Thomas C. Tyler, Jr., P.A.
735 E. Venice Avenue, Suite 200,
Venice, FL 34285

Prepared by:

Fox Rothschild LLP (MWL)
222 South 9th Street, Suite 2000
Minneapolis, MN 55402

Doc Stamp-Deed: \$28,000.00



PIN: 0962110090

Consideration: \$4,000,000.00

Doc Stamps: \$ 28,000.00

HE-19.5110

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE
SPECIAL WARRANTY DEED

STATE OF _____)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF _____)

THAT, ANVIL LAND AND PROPERTIES, INC., an Oklahoma corporation, whose mailing address is 1959 W. Fir Street, Perry, Oklahoma ("**Grantor**"), for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor by PLATINUM INVESTMENTS NORTH PORT, LLC a Florida limited liability company, whose mailing address is 2423 Commerce Parkway, North Port, FL 34289 ("**Grantee**"), the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "**Property**"); subject to those matters more particularly described in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its successors and assigns forever, subject to the Permitted Exceptions; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of OCT 22, 2019.

**EXHIBIT A
TO SPECIAL WARRANTY DEED**

Legal Description

Tract C, North Port Industrial Park, a Subdivision according to the Plat thereof as recorded in Plat Book 37, Page 37, of the Public Records of Sarasota County, Florida.

LESS AND EXCEPT:

A parcel of land lying in Section 13, Township 39 South, Range 21 East, said parcel being part of North Port Industrial Park, a Subdivision according to the Plat thereof as recorded in Plat Book 37, Page 37, of the Public Records of Sarasota County Florida, more particularly described as follows:

From the point of beginning, being the Southeast corner of Lot 3 of said North Port Industrial Park, thence South $89^{\circ}16'51''$ East along the Southerly line of said Tract C for 188.67 feet; thence North $00^{\circ}43'09''$ East for 223.00 feet to the Southerly line of a special drainage easement as shown in the plat of said North Port Industrial Park; thence North $56^{\circ}20'13''$ West, along said Southerly line for 153.05 feet; thence South $80^{\circ}43'45''$ West, along said Southerly line for 152.10 feet to the Easterly line of said Lot 3; thence South $17^{\circ}01'39''$ East, along said Easterly line of Lot 3 for 293.84 feet to the Southeast corner of said Lot 3 and the Point of Beginning.

ALSO LESS AND EXCEPT:

A parcel of land lying in Section 13, Township 39 South, Range 21 East, said parcel being a part of Tract C, North Port Industrial Park, a Subdivision according to the Plat thereof as recorded in Plat Book 37, Pages 37 and 37A, of the Public Records of Sarasota County Florida, more particularly described as follows:

From the Point of Commencement, being the Southeast corner of Lot 3 of said North Port Industrial Park, thence S $89^{\circ}16'51''$ E along the South line of Tract C of said North Port Industrial Park for 188.67 feet to the Point of Beginning. From said Point of Beginning, thence continue S $89^{\circ}16'51''$ E along said South line of Tract C for 219.83 feet; thence N $00^{\circ}43'09''$ E for 281.24 feet to the South line of a Special Drainage District Easement as shown in the plat of said North Port Industrial Park; thence S $75^{\circ}52'49''$ W, along said South line of said Special Drainage Easement for 227.41 feet; thence S $00^{\circ}43'09''$ W, leaving said South line for 223.00 feet to the Point of Beginning.

**EXHIBIT B
TO SPECIAL WARRANTY DEED**

PERMITTED EXCEPTIONS

1. Deleted.
2. Deleted.
3. Deleted.
4. Deleted.
5. Deleted.
6. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.
7. Deleted.
8. Resolution No. 95-301 of the Board of County Commissioners of Sarasota County, Florida, approving the vacation of a portion of the plat of 53rd Addition to Port Charlotte Subdivision as per Plat Book 21, Page 14, as set forth in Official Records Book 2807, Page 1951, of the Public Records of Sarasota County, Florida.
9. Terms of Resolution No. 95-R-37 and No. 96-R-25 of the City of North Port approving the vacation of a portion of the plat of 53rd Addition to Port Charlotte Subdivision as per Plat Book 21, Page 14, as set forth in Official Records Book 2910, Page 524, of the Public Records of Sarasota County, Florida.
10. Dedication to the North Port Water Control District as recorded in Official Records Book 1886, Page 1825, re-recorded in Official Records Book 1941, Page 6, of the Public Records of Sarasota County, Florida.
11. Easement granted to The North Port Water Control District as recorded in Official Records Book 1886 Page 1823 and re-recorded in Official Records Book 1941 Page 16, of the Public Records of Sarasota County, Florida.
12. All matters contained on the Plat of North Port Industrial Park, as recorded in Plat Book 37, Pages 37 and 37A, of the Public Records of Sarasota County, Florida, including but not limited to the following as to subject property: a) utility easement of 10 feet in width along the North line; b) 8 feet of a 16 feet in width drainage and utility easement along the Northwesterly line; c) 5 feet of a 10 feet in width drainage and utility easement along the Southwesterly line; d) 25 feet in width canal maintenance and access easement along the South line; e) Special Drainage Easement over the Westerly portion of Tract C as shown; f) sign easement in the Northeast corner as shown.

13. Terms and conditions contained in Declaration of Covenants and Restrictions of North Port Industrial Park, and all exhibits attached thereto, recorded in Official Records Book 2779, Page 1500, as corrected in Official Records Book 2829, Page 2518, and all amendments thereto, together with Assignment of Declarant's Rights recorded in Official Records Instrument No. 2013157808, of the Public Records of Sarasota County, Florida. The Declaration establishes and provides without limitation for easements, liens, charges, and assessments against the insured land.
14. Communication Easement granted to Verizon Florida, Inc. as recorded in Official Records Instrument No. 2000110331, of the Public Records of Sarasota County, Florida.
15. City of North Port, Florida and Anvil Land and Properties, Inc. Water and Wastewater System Standard Developer's Agreement recorded in Official Records Instrument No. 2017037462, of the Public Records of Sarasota County, Florida.
16. Description of Florida Power & Light Easement as set forth in Official Records Instrument No. 2018024944, of the Public Records of Sarasota County, Florida.
17. Description of a Public Utility Easement as set forth in Official Records Instrument No. 2018024943, of the Public Records of Sarasota County, Florida.
18. Deleted.
19. Deleted.
20. Deleted.
21. Encroachment of drive into North 10' easement and over North lot line; encroachment of fence into Northeasterly portion of public utility easement; encroachment of asphalt/concrete/parking space areas located within the property into public utility easement; encroachment of chain link fence meanders along Southwesterly and Westerly lot lines and into public utility easement, all as shown on survey prepared by First Choice Surveying, Inc., dated 09/24/2019, Job No. 36166.

**JOINT WRITTEN CONSENT
OF
THE SOLE SHAREHOLDER AND BOARD OF DIRECTORS
OF
ANVIL LAND AND PROPERTIES, INC.**

October 15, 2019

The undersigned, being the sole shareholder (the "Shareholder") and all of the members of the Board of Directors (the "Board") of Anvil Land and Properties, Inc., an Oklahoma corporation (the "Corporation"), hereby consent to the adoption hereof, and do hereby adopt the following resolutions and declare them to be in full force and effect as if adopted at a regularly or specially held meeting of the Shareholder or the Board, as applicable:

RESOLVED: That the Board and Shareholder approve the sale by the Corporation of the land and buildings used in the operations of Florida Underground Services, LLC (the "MTI Divestiture") and legally described on Exhibit "A" substantially in accordance with the terms and conditions previously described to the Board and together with such non-material changes as any of the Authorized Officers (as defined below) deems necessary or appropriate.

FURTHER RESOLVED: That any one or more of elected officers identified on Exhibit "B" and/or board members of the Corporation (collectively the "Authorized Officers") is hereby authorized to enter into, execute and deliver on behalf of the Corporation definitive sale and related ancillary agreements including but not limited to deeds and lease termination agreements, instruments, certifications and documents contemplated by or necessary or convenient, in the estimation of any Authorized Officer, and make any governmental or other filings, to effect the MTI Divestiture, all in accordance with the foregoing.

FURTHER RESOLVED: That the authorization and approval of the Corporation shall be conclusively evidenced by the execution of such agreements, instruments, certifications or documents by such Authorized Officer.

FURTHER RESOLVED: That all acts of Management of the Corporation, including the Authorized Officers, which acts would have been authorized by the foregoing resolutions except that such acts were taken prior to the adoption of these resolutions, are hereby approved, ratified, and confirmed as acts in the name and on behalf of the Corporation.

FURTHER RESOLVED: That any of the Authorized Officers are hereby authorized and directed to perform such other acts contemplated by or otherwise necessary or convenient, in the estimation of the Authorized

Officer, to effectuate the MTI Divestiture and the transactions contemplated thereby, and to carry out the intent and purpose of the foregoing resolutions.

FURTHER RESOLVED: That any of the Authorized Officers are authorized to enter into and execute such standard resolution forms as may from time to time be requested in connection with the MTI Divestiture, which resolution forms, when executed, shall be deemed incorporated herein by reference.

FURTHER RESOLVED: That the Secretary or any Assistant Secretary of the Corporation be, and hereby is, authorized in the name and on behalf of the Corporation, to certify the foregoing resolutions to any third party as such officer may deem necessary or appropriate to carry out the full intent and purposes of the foregoing resolutions.

IN WITNESS WHEREOF, the undersigned have executed this Consent effective as of the date first above written.

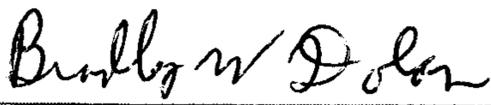
SOLE SHAREHOLDER:

The Charles Machine Works, Inc., an Oklahoma Corporation

By: 

Timothy P. Dordell
Vice President & Secretary

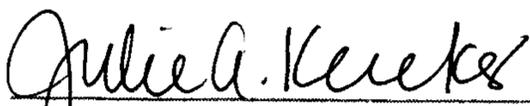
BOARD OF DIRECTORS:



Bradley W. Dolan



Timothy P. Dordell



Julie A. Kerekes

Exhibit "A"
Legal Description

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Exhibit "B"

Elected Officers

Name	Position	Date First Elected
Dolan, Bradley W.	Vice President	04/01/2019
Dordell, Timothy P.	Vice President & Secretary	04/01/2019
Drake, Angela C.	Vice President	04/01/2019
Kerekes, Julie A.	Treasurer	04/01/2019
Rodier, Richard W.	President	04/01/2019
Snavely, Angela D.	Assistant Secretary	04/01/2019