

CONSIDERATION \$
DOC TAX \$
RECORD \$

PARCEL ID NO.

Prepared by and return to:



200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: Patrick W. Ryskamp, Esq.

WARRANTY DEED

This Indenture made this ___ day of _____, 2022 by and between MAIN STREET RANCHLANDS, LLLP, a Florida limited liability limited partnership, hereinafter referred to as Grantor, whose post office address is 4901 Vineland Road, Suite 450, Orlando, FL 32811, and CITY OF NORTH PORT, FLORIDA, an incorporated municipality located within the State of Florida, hereinafter referred to as Grantee, whose post office address is 4970 City Hall Boulevard, North Port, FL 34286.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Lot 1, WELLEN PARK PUBLIC SAFETY COMPLEX, a subdivision, recorded in Plat Book 55, Page 324, Public Records of Sarasota County, Florida.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In Witness Whereof, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

WITNESSES:

MAIN STREET RANGLANDS, LLLP, a Florida limited liability limited partnership

By: Thomas Ranch Villages GP, LLC, a Delaware limited liability company, as General Partner

By: Thomas Ranch Manager, LLC, a Delaware limited liability company, as Manager

Witness Name: _____

Witness Name: _____

By: _____
Richard P. Severance
As its: Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of March 2022 by Richard P. Severance, as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company and the Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and the General Partner of **MAIN STREET RANGLANDS, LLLP**, a Florida limited liability limited partnership, on behalf of the companies and the partnership. He has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.

Signature of Notary Public

(Notary Seal)

Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on _____.