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This instrument prepared by:  
Kevin M. Kinney, Counsel  
Benderson Development Company, LLC  
8441 Cooper Creek Blvd.  
University Park, FL 34201

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2011005366 3 PGS  
2011 JAN 14 01:33 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
HJAMES Receipt#1351588  
Doc Stamp-Deed: 0.70

Parcel I.D. Number: \_\_\_\_\_  
Consideration: \$1.00



### QUIT CLAIM DEED

THIS INDENTURE, made as of the 30th of December, 2010 A.D., by River Ridge Associates, a New York Partnership as owner of an undivided 2.5294454% interest, whose address is 8441 Cooper Creek Boulevard, University Park, Florida 34201 ("Grantor") to Ronald Benderson, Randall Benderson and David H. Baldauf as Trustees under a Trust Agreement dated October 14, 1985 known as the Benderson 85-1 Trust as to an undivided 2.1500286% interest as a tenant in common and Ronald Benderson, Randall Benderson and David H. Baldauf as Trustees under a Trust Agreement dated December 30, 1976 as to an undivided 0.3794168% interest as a tenant in common, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201, ("Grantee")

Witnesseth that the Grantor, for and in consideration of the sum of One and 00/100 Dollars (\$1.00), and other valuable consideration, receipt of which is hereby acknowledged, hereby sells, remises, and quitclaims unto the Grantee, Grantee's heirs, successors and assigns forever, all of its right, title and interest in and to the all that certain land more particularly described on "Exhibit A" attached hereto and made a part hereof.

In accordance with Section 689.071 of the Florida Statutes (1990), full power and authority is hereby granted to Ronald Benderson, Randall Benderson and David H. Baldauf as Trustees under a Trust Agreement dated October 14, 1985 known as the Benderson 85-1 Trust to improve, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, including, without limitation, the right to contract to sell, to grant options to purchase, to sell on any terms, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all the title, estate, powers and authority vested in said Trustees.

**TO HAVE AND TO HOLD** the above described premises, with the appurtenances thereto unto Grantee, Grantee's heirs and assigns forever.

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

Signed, sealed and delivered in our presence:

RIVER RIDGE ASSOCIATES

By: Ronald Benderson, Randall Benderson and David H. Baldauf as Trustees under a Trust Agreement dated October 14, 1985 known as the Benderson 85-1 Trust, general partner

*[Signature]*  
Name: David H. Baldauf  
Title: Trustee *[initials]*

Witness

Printed Name Kevin M. Kinney

Witness

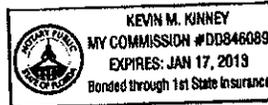
Printed Name Sherry Kellak

STATE OF FLORIDA            )  
  SS:                                    )  
COUNTY OF MANATEE        )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December, 2010, by David H. Baldauf as Trustee of River Ridge Associates. He personally appeared before me, is personally known to me, or has produced \_\_\_\_\_ as identification, and did not take an oath.

*Kevin M. Kinney*

Notary Public



"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 Page 1 through 5, of the Public Records of Sarasota County, Florida, thence North 69°19'39" West along said Southerly Right-of-Way line of Cocoplum Waterway, a distance of 698.53 feet; thence North 51°41'30" West along said Right-of-Way line, a distance of 115.52 feet; thence North 69°19'39" West along said Right-of-Way line, a distance of 2,410.13 feet; thence South 20°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 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°19'39" East along said Right-of-Way line, a distance of 25.00 feet; thence South 52°37'42" East along said Right-of-Way line, a distance of 104.40 feet; thence South 69°19'39" East along said Right-of-Way line, a distance of 2,500.00 feet; thence North 20°40'21" East along said Right-of-Way line, a distance of 10.00 feet; thence South 69°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°00'00", a radius of 25.00 feet and a chord bearing of North 65°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°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 35<sup>th</sup> 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°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.