THIS INSTRUMENT WAS PREPARED BY
G JOSEPH HARRISON
HARRISON, HENDRICKSON & KIRKLAND, P.A.
P O Box 400
Bradenton, FL 34206

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001182960 3 PGS
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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CEAGLETO Receipt#116226

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2001182960

WARRANTY DEED

(From Partnership)

THIS WARRANTY DEED, made and executed the 11 day of December, 2001, by WEST COAST SELF STORAGE, a joint venture existing under the laws of Florida, and having its principal place of business at 4301 – 32nd Street West, Bradenton, Florida 34205, hereinafter called the grantor, to WEST COST SELF STORAGE #2, L.L.C., a Florida limited liability company, whose post office address is 4301 – 32nd Street West, Suite D-2, Bradenton, Florida 34205, hereinafter called the grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH, that the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF – PARCELS 1 AND 2.

Property ID #2023-02-0014

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS, AND MORTGAGES OF RECORD.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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.

IN WITNESS WHEREOF, the 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, sealed and delivered in the presence of:

G. Joseph Harrison
Printed Name

Jeannine L. Davis
Printed Name

WEST COAST SELF STORAGE
a Florida joint venture

BY: _____
Stephen A. Wilson, Managing Venture Partner

STATE OF FLORIDA
COUNTY OF MANATEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared STEPHEN A. WILSON, known to me to be the managing venture partner of WEST COAST SELF STORAGE, a Florida joint venture, in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such joint venture, freely and voluntarily, under authority duly vested in him by said joint venture. (Check one:) ☑ Said person is personally known to me. ☐ Said person produced the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 11 day of December, A.D. 2001.

NOTARY PUBLIC

Printed Notary Signature
Commission No. _____

MY COMMISSION EXPIRES:

Notary Public State of Florida
G. JOSEPH HARRISON
Comm. # CC 999154
Comm Exp Feb 28, 2005

H \j-davis\Corp\Wilson\FINAL DOCS\WEST COAST TO WCSS #2 LLC W-D SARASOTA 11-01 doc

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A tract of land lying in the Southeast 1/4 of Section 17, Township 36 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 17; thence N 00°08'17" E along the Westerly line of said Southeast 1/4, a distance of 697.00 feet to the Northerly right-of-way line of 15th Street as described in Official Records Book 541, Page 918, of the Public Records of Sarasota County, Florida; thence N 89°57'30" E along said Northerly right-of-way line a distance of 568.30 feet to the Easterly line of premises described in Official Records Book 1425, Page 84, of the Public Records of Sarasota County, Florida, for the point of beginning; thence N 00°08'17" E, a distance of 295 38 feet; thence S 89°56'51" W, a distance of 271.00 feet to the Northwest corner of said premises, thence N 00°08'17" E along the Northerly projection of the Westerly line of said premises a distance of 15.76 feet to the Northerly line of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 17,' thence N 89°56'26" E along said North line a distance of 731.95 feet; thence N 00°15'53" E, 286 31 feet to the Southerly right-of-way line of 17th Street (said Southerly right-of-way line being 50 feet South of the centerline of 17th Street per Official Records Book 349, Page 291), thence N 89°55'23" E, along said Southerly right-of-way line of 17th Street, a distance of 275 00 feet to the Westerly right-of-way line of Euclid Avenue as described per Deed Book 42, Page 253 (said Westerly right-of-way line 25 feet West of the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 17), thence S 00°15'53" W along said Westerly right-of-way line of Euclid Avenue, 597 80 feet to said Northerly right-of-way line of 15th Street; thence S 89°57'30" W, along said Northerly right-of-way line, 735.26 feet to the point of beginning

LESS that portion thereof conveyed to County of Sarasota, as recorded in Official Records Book 1790, Page 2302, comprising the Easternmost 5 feet thereof

Parcel 2:

A parcel of land situate in Section 21, Township 36 South, Range 18 East, Sarasota County, Florida, being more particularly bounded and described as follows

Commence at the Southeast corner of said Section 21, thence North 0°23'49" East along the east line of said Section 21, 82.37 feet to the North R/W of Seaboard Coast Line R R; thence North 89°56'52" West along said North R/W 100.00 feet for a P O B.; said P.O.B. being at the Westerly R/W of Beneva Road, thence North 89°56'52" West along said North R/W 60.58 feet to the Easterly line of a 75 foot wide drainage R/W; thence along said Easterly R/W line North 10°34'52" West 850 17 feet and North 0°23'49" East 412.76 feet to the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 21; thence North 89°49'15" East along said North line 222.49 feet to said Westerly R/W of Beneva Road; thence South 0°23'49" West along said Westerly R/W 1249.25 feet to the P.O.B.

Parcel 3.

From the S.W. corner of Lot 2, Block D, AMENDED PLAT OF FRANK E. KIMBALL SUBDIVISION, as per plat thereof recorded in Plat Book 8, Page 102, of the Public Records of Manatee County, Florida, run S 86°09'15" W, along the Northerly right-of-way line of Cortez Road (State Road 684), a distance of 300.31 feet to the Point of Beginning; continue thence S 86°09'15" W, along said right-of-way line, a distance of 546.15 feet; thence N 03°59'00" W, a distance of 137.00 feet, thence S 86°09'15" W, a distance of 28.30 feet; thence N 03°59'00" W, a distance of 23 00 feet; thence S 86°09'15" W, a distance of 74.00 feet; thence N 03°59'00" W, a distance of 141 68 feet to a point on the North line of Section 7, Township 35 South, Range 17 East, said point being 676.20 feet Easterly from the N.W. corner of said Section 7, thence N 89°58'28" E, along the North line of said Section 7, a distance of 668.69 feet to a point which lies 300.31 feet Westerly of the West line of aforesaid FRANK E. KIMBALL SUBDIVISION; thence S 00°23'13" W, a distance of 256.87 feet to the Point of Beginning. Lying and being in Section 7, Township 35 South, Range 17 East, Manatee County, Florida.