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Prepared by and return to
J Michael Hartenstine, Esq. ✓ 275
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WARRANTY DEED



THIS INDENTURE, made January 11, 2002, by and between MYAKKA RIVER REAL PROPERTIES, INC., a Florida corporation, as Successor Trustee under Trust Agreement dated February 22, 1972, and known as Trust No. 61-0205, and under deed recorded in Official Records Book 954, Page 1897, Public Records of Sarasota County, Florida, hereinafter referred to as Grantor, whose post office address is 436 Bayshore Drive, Venice, FL 34285, and SARASOTA COMMERCE PARK, LLC, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 12002 Miramar Parkway, Miramar, FL 33025

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:

Lands lying in Section 2, Township 39 South, Range 19 East, Sarasota County, Florida, described in EXHIBIT A attached hereto

Subject to terms, conditions, covenants, reservations, restrictions and easements provided in the Declaration of Protective Covenants, Conditions and Restrictions of Sarasota County Interstate Business Center recorded in Official Records Book 2842, page 2759, as amended, Public Records of Sarasota County, Florida.

Subject to the provisions of the Development Order adopted by the Board of County Commissioners of Sarasota County, Florida, pursuant to Ordinance No. 94-029 recorded in Official Records Book 2606, pages 442-563, as amended, Public Records of Sarasota County, Florida, and other governmental regulations; restrictions, covenants, reservations, and easements of record; and taxes for 2002 and subsequent years.

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:

MYAKKA RIVER REAL PROPERTIES, INC.
as Successor Trustee aforesaid

By *Charles E. Koch*
Charles E. Koch
as its President

J. Michael Harkness
Witness Name: J. Michael Harkness

Lizabeth Berg
Witness Name: Lizabeth Berg

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 11th day of January 2002 by Charles E. Koch, as President of MYAKKA RIVER REAL PROPERTIES, INC., a Florida corporation, on behalf of the corporation as Successor Trustee aforesaid. He is personally known to me or has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.

Lizabeth Berg
Signature of Notary Public



Lizabeth Berg
Print Name of Notary Public

(Notary Seal)

I am a Notary Public of the State of Florida
and my commission expires on 10-4-02

EXHIBIT A**PARCEL 1**

A portion of Section 2, Township 39 South, Range 19 East, Sarasota County, Florida being more particularly described as follows:

Commence at the Southwest corner of Section 2, Township 39 South, Range 19 East, Sarasota County, Florida, thence, North 00°31'14" East, along the West line of said Section 2, a distance of 2606.80 feet to a point on the westerly extension of the South Right-of-Way line of Frederick Drive (vacated), as shown on the Plat of North Venice Farms, recorded in Plat Book 2, page 203 of the Public Records of Sarasota County, Florida; thence, South 89°35'51" East, along said South Right-of-Way line of Frederick Drive and its westerly extension, a distance of 258.29 feet to the westerly Plat limit of Sarasota County Interstate Business Center - North - Phase I, recorded in Plat Book 38, at pages 28 thru 28-C of the Public Records of Sarasota County, Florida; thence, North 00°24'09" East, along said westerly Plat limit, a distance of 33.00 feet to the centerline of said Frederick Drive; thence, South 89°35'51" East, along said Plat limit, a distance of 7.55 feet; thence, North 00°24'09" East, along said Plat limit, a distance of 33.00 feet to a point on the North Right-of-Way line of Frederick Drive; thence, North 01°43'43" West, along said Plat limit, a distance of 204.98 feet; thence, North 00°33'34" East, along said Plat limit, a distance of 355.78 feet to the Northwest corner of said Plat, said point being on the Southerly Right-of-Way line of Blackburn Canal as shown on said Plat of North Venice Farms; thence, South 86°49'58" East, along the Northerly Plat limit of said Sarasota County Interstate Business Center - North - Phase I, being the Southerly Right-of-Way line of said Blackburn Canal, a distance of 1,065.06 feet to the Point of Curvature of a circular curve to the right, having a radius of 1,517.02 feet, a central angle of 14°17'52", and a chord bearing of South 79°41'02" East; thence, Southeasterly, along said Plat limit and said Southerly Right-of-Way and the arc of said curve, a distance of 378.56 feet to the Point of Tangency of said curve; thence, South 72°32'06" East, along said Plat limit and said Southerly Right-of-Way line, a distance of 524.89 feet to the Northeast corner of said Plat of Sarasota County Interstate Business Center - North - Phase I; thence, continue South 72°32'06" East, along said Southerly Right-of-Way line, a distance of 124.25 feet to the POINT OF BEGINNING; Thence, from said beginning point, South 17°50'57" West, a distance of 546.39 feet to the easterly prolongation of the Northerly Right-of-Way line of Commerce Drive, according to said Plat; thence, North 72°09'03" West, along said easterly prolongation of said Right-of-Way line, a distance of 32.63 feet to the easterly limit of said Plat; thence, South 17°50'57" West, along said Plat limit, a distance of 60.00 feet to a point on a circular curve to the left, having as elements a radius of 25.00 feet, a central angle of 90°00'00", and a chord bearing of South 62°50'57" West; thence, Southwesterly, along said Plat limit and the arc of said curve, a distance of 39.27 feet; thence, North 72°09'03" West, along said Plat limit, a distance of 60.00 feet; thence, South 17°50'57" West, along said Plat limit, a distance of 242.38 feet to the Point of Curvature of a circular curve to the left, having as elements a radius of 320.00 feet, a central angle of 19°17'09", and a chord bearing of South 08°12'22" West; thence, Southerly, along said Plat limit and the arc of said curve, a distance of 107.71 feet; thence, South 78°50'30" West, along said Plat limit, a distance of 313.39 feet to a point on a circular curve to the right, having as elements a radius of 603.82 feet, a central angle of 06°35'21", and a chord bearing of South 45°10'40" East; thence, Southeasterly, along said Plat limit

and the arc of said curve, a distance of 69.44 feet to the Point of Compound Curvature of a circular curve to the right, having as elements a radius of 186.27 feet, a central angle of $60^{\circ}26'38''$, and a chord bearing of South $11^{\circ}39'41''$ East; thence, Southerly, along said Plat limit and the arc of said curve, a distance of 196.50 feet; thence, South $18^{\circ}33'38''$ West, along said Plat limit, a distance of 118.85 feet to the Point of Curvature of a circular curve to the left, having as elements a radius of 284.00 feet, a central angle of $107^{\circ}50'17''$, and a chord bearing of South $35^{\circ}21'30''$ East; thence, Southeasterly, along said Plat limit and the arc of said curve, a distance of 534.52 feet; thence, South $89^{\circ}16'39''$ East, along said Plat limit, a distance of 186.89 feet; thence, North $78^{\circ}18'54''$ East, along said Plat limit, a distance of 49.88 feet; thence, North $00^{\circ}54'57''$ East, along said Plat limit, a distance of 83.94 feet to a point on a circular curve to the left, having as elements a radius of 230.00 feet, a central angle of $39^{\circ}16'09''$, and a chord bearing of South $69^{\circ}26'59''$ East; thence, Southeasterly, along said Plat limit and the arc of said curve, a distance of 157.64 feet; thence, South $89^{\circ}05'03''$ East, along said Plat limit, a distance of 215.19 feet to the Point of Curvature of a circular curve to the left, having as elements a radius of 230.00 feet, a central angle of $26^{\circ}34'27''$, and a chord bearing of North $77^{\circ}37'43''$ East; thence, Northeasterly, along said Plat limit and the arc of said curve, a distance of 106.68 feet; thence, South $00^{\circ}31'09''$ East, along said Plat limit, a distance of 580.00 feet; thence, North $88^{\circ}52'45''$ East along said Plat limit, a distance of 85.98 feet to a point on a circular curve to the left, having as elements a radius of 167.99 feet, a central angle of $64^{\circ}16'38''$, and a chord bearing of South $33^{\circ}59'49''$ West; thence, Southwesterly, along said Plat limit and the arc of said curve, a distance of 188.46 feet to the Southeast corner of said Plat, said point being on the Northerly Right-of-Way Line of Interstate No. 75; thence, South $88^{\circ}08'30''$ East, along said Northerly Right-of-Way Line, a distance of 95.27 feet; thence, South $89^{\circ}28'06''$ East, along said Northerly Right-of-Way Line, a distance of 617.60 feet to the West line of Tracts 385 and 391 as shown on said Plat of North Venice Farms; thence, North $00^{\circ}28'21''$ East, along said West line of said Tracts 385 and 391, a distance of 711.91 feet to the Northwest corner of said Tract 385, also being the Southerly extension of the West line of Tracts 371 and 379, as shown on said Plat of North Venice Farms; thence, North $00^{\circ}28'25''$ East, along said West line of said Tracts 371 and 379, and the Southerly extension thereof, a distance of 1257.11 feet to the most Northwesterly corner of said Tract 371; thence, North $17^{\circ}27'54''$ East, perpendicular to the said Southerly Right-of-Way Line of Blackburn Canal, a distance of 30.68 feet; thence North $72^{\circ}32'06''$ West, parallel with said Southerly Right-of-Way Line of Blackburn Canal, a distance of 238.02 feet; thence, North $17^{\circ}27'54''$ East, perpendicular to the said Southerly Right-of-Way Line of Blackburn Canal, a distance of 33.00 feet to the said Southerly Right-of-Way Line of Blackburn Canal; thence, North $72^{\circ}32'06''$ West, along said Southerly Right-of-Way Line of Blackburn Canal, a distance of 864.90 feet to the Point of Beginning.

Said lands containing 61.18 acres more or less.

Said lands situate, lying and being in Sarasota County, Florida.

PARCEL 2

A portion of Section 2, Township 39 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 2, Township 39 South, Range 19 East, Sarasota County, Florida, thence, North 00°31'14" East, along the West line of said Section 2, a distance of 2606.80 feet to a point on the westerly extension of the South Right-of-Way Line of Frederick Drive (vacated), as shown on the Plat of North Venice Farms, recorded in Plat Book 2, page 203 of the Public Records of Sarasota County, Florida; thence, South 89°35'51" East, along said South Right-of-Way Line of Frederick Drive and its westerly extension, a distance of 258.29 feet to the westerly Plat limit of Sarasota County Interstate Business Center - North - Phase I, recorded in Plat Book 38, at pages 28 thru 28-C of the Public Records of Sarasota County, Florida; thence, North 00°24'09" East, along said westerly Plat limit, a distance of 33.00 feet to the centerline of said Frederick Drive; thence, South 89°35'51" East, along said Plat limit, a distance of 7.55 feet; thence, North 00°24'09" East, along said Plat limit, a distance of 33.00 feet to a point on the North Right-of-Way line of Frederick Drive; thence, North 01°43'43" West, along said Plat limit, a distance of 204.98 feet; thence, North 00°33'34" East, along said Plat limit, a distance of 355.78 feet to the Northwest corner of said Plat, said point being on the Southerly Right-of-Way line of Blackburn Canal as shown on said Plat of North Venice Farms; thence, South 86°49'58" East, along the Northerly Plat limit of said Sarasota County Interstate Business Center - North - Phase I, being the Southerly Right-of-Way line of said Blackburn Canal, a distance of 1,065.06 feet to the Point of Curvature of a circular curve to the right, having a radius of 1,517.02 feet, a central angle of 14°17'52", and a chord bearing of South 79°41'02" East; thence, Southeasterly, along said Plat limit and said Southerly Right-of-Way and the arc of said curve, a distance of 378.56 feet to the Point of Tangency of said curve; thence, South 72°32'06" East, along said Plat limit and said Southerly Right-of-Way line, a distance of 524.89 feet to the Northeast corner of said Plat of Sarasota County Interstate Business Center - North - Phase I, and the POINT OF BEGINNING of the following described parcel: Thence, from said beginning point, South 17°50'57" West, along the Easterly limit of said Plat, a distance of 495.56 feet to the Northwest corner of the Lift Station Site as described and recorded in Official Records Book 2887, Page 211 of the Public Records of Sarasota County, Florida; thence, South 72°09'03" East, along the North line of said Lift Station Site, a distance of 50.00 feet; thence, South 17°50'57" West, along the East line of said Lift Station Site, a distance of 50.00 feet to the Northerly Right-of-Way line of Commerce Drive according to aforesaid Plat of the Sarasota County Interstate Business Center - North - Phase I; thence, South 72°09'03" East, along said Right-of-Way line and the easterly prolongation thereof, a distance of 74.25 feet; thence, North 17°50'57" East, a distance of 546.39 feet to the said Southerly Right-of-Way Line of Blackburn Canal; thence, North 72°32'06" West, along said Right-of-Way, a distance of 124.25 feet to the Point of Beginning.

Said lands containing 1.50 acres more or less.

Said lands situate, lying and being in Sarasota County, Florida.

JMH-387043.3