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INSTRUMENT # 2006085399 3 PGS

2006 MAY 08 03:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CBETHEL Receipt#782690

Doc Stamp-Deed: 14,347.90

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

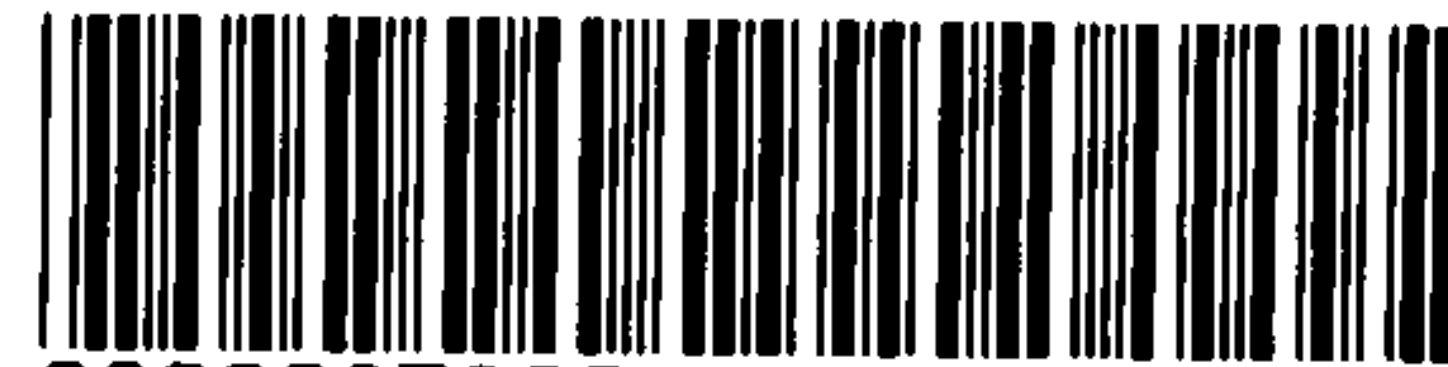
Suzanne E. Paulus, Esq.

GRONEK & LATHAM, LLP

✓ 390 North Orange Avenue, Suite 600

Orlando, FL 32801

(407) 481-5800



2006085399

WARRANTY DEED
(Western Parcel)

THIS WARRANTY DEED, made and executed this 28 day of April, 2006 by **DENNIS J. FULLENKAMP, INDIVIDUALLY AND AS TRUSTEE OF THE AMENDED AND RESTATED LAND TRUST AGREEMENT FOR THE CHANCELLOR PARK LAND TRUST AGREEMENT DATED SEPTEMBER 1, 2000**, whose address is 2911 NE Pine Island Road, Cape Coral, Florida 33909-6513 (hereinafter referred to as the "Grantor"), to **NORTH PORT GATEWAY, LLC**, a Nevada limited liability company, whose mailing address is 1515 Ringling Boulevard, Suite 890, Sarasota, Florida 34236 (hereinafter referred to as the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships [including joint ventures], public bodies and quasi-public bodies.)

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which 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, Florida more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference (herein referred to as or the "Property").

A Portion of Tax Parcel ID No.: 1002-00-1015

TOGETHER with all of the Grantor's interest in and to all tenements, hereditaments, easements and appurtenances, including riparian rights, if any, belonging or in anywise appertaining to the Property.

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

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; the Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free and clear of all encumbrances except for those easements, restrictions, conditions and reverts of record; provided, however, that reference herein shall not act to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized as of the day and year first above written.

Signed, sealed and delivered
in the presence of

Signature

John L. Wideikis

Print Name

Signature

Print Name

Dennis J. Fullenkamp
DENNIS J. FULLENKAMP, INDIVIDUALLY AND
AS TRUSTEE OF THE AMENDED AND
RESTATED LAND TRUST AGREEMENT FOR THE
CHANCELLOR PARK LAND TRUST AGREEMENT
DATED SEPTEMBER 1, 2000

STATE OF FLORIDA)

COUNTY OF SARASOTA)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **DENNIS J. FULLENKAMP, INDIVIDUALLY AND AS TRUSTEE OF THE AMENDED AND RESTATED LAND TRUST AGREEMENT FOR THE CHANCELLOR PARK LAND TRUST AGREEMENT DATED SEPTEMBER 1, 2000**, and that he acknowledged executing the same individually and on behalf of said trust in the presence of two subscribing witnesses freely and voluntarily for the uses and purposes expressed herein. He ☒ is personally known to me or ☐ produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of April, 2006.

Pamela Ross
Notary Public

(NOTARIAL SEAL)

Name: _____

My commission expires: _____

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Pamela Ross

Commission # DD431269

Expires May 19, 2009

Bonded Troy Fain - Insurance, Inc. 800-385-7919

DESCRIPTION - PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF THE PLAT OF HOLIDAY PARK UNIT TWO, AS RECORDED IN PLAT BOOK 20, AT PAGES 8, 8A-8N, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH $69^{\circ}19'39''$ EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID HOLIDAY PARK UNIT TWO 102.33 FEET, TO THE EASTERLY LIMIT OF SUMPTER BOULEVARD, SAID POINT LYING ON A CIRCULAR CURVE CONCAVE EASTERLY, THE RADIUS POINT OF WHICH LIES $S\ 82^{\circ}53'44''\ E$, 450.00 FEET; THENCE NORTHERLY ALONG SAID LIMIT AND THE ARC OF SAID CURVE 64.93 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LIMIT OF SUMPTER SOUTHEAST SUBDIVISION, $S\ 69^{\circ}19'39''\ E$, 609.47 FEET; THENCE 90 FEET WESTERLY FROM AND PARALLEL TO THE WESTERLY LIMIT OF FULLENKAMP SUMPTER SUBDIVISION, $S\ 10^{\circ}00'21''\ W$, 1,233.17 FEET; THENCE ALONG THE NORTHERLY LIMIT OF CHANCELLOR BOULEVARD, $N\ 89^{\circ}51'38''\ W$, 55.18 FEET; THENCE ALONG THE EASTERLY LIMIT OF SUMPTER BOULEVARD, $N\ 12^{\circ}26'58''\ E$, 121.40 FEET; THENCE CONTINUING ALONG THE EASTERLY LIMIT OF SUMPTER BOULEVARD, 1,027.82 FEET ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1,070.00 FEET, AND A DELTA ANGLE OF $55^{\circ}02'13''$ TO THE POINT OF REVERSE CURVATURE; THENCE CONTINUING ALONG THE EASTERLY LIMIT OF SUMPTER BOULEVARD, 187.69 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 320.00 FEET, AND A DELTA ANGLE OF $33^{\circ}36'21''$ TO THE POINT OF COMPOUND CURVATURE; THENCE CONTINUING ALONG THE EASTERLY LIMIT OF SUMPTER BOULEVARD, 191.28 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 450.00 FEET, AND A DELTA ANGLE OF $24^{\circ}21'15''$ TO THE POINT OF BEGINNING.

CONTAINING 315,324.0 SQUARE FEET, OR 7.24 ACRES, MORE OR LESS.