

④ 3pp 27⁰⁰
tax 27,650⁰⁰
consideration \$3,950,000

PREPARED BY/RETURN TO:

Stephen R. Dye, Esq.
Dye, Deitrich, Petruff & St. Paul, P.L.
1111 3rd Avenue West, Suite 300
Bradenton, Florida 34205
(941) 748-4411

Parcel ID# 0074120033

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012018547 3 PGS
2012 FEB 13 11:25 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CEAGLETO Receipt#1468665
Doc Stamp-Deed: 27,650.00



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 6th day of January, 2012, between BRADENTON PARTNERS, LLC, a South Carolina limited liability company, whose post office address is 935 S. Main Street, Suite 201, Greenville, SC 29601 ("Grantor"), and CAP SARASOTA, LLC, a South Carolina limited liability company, whose post office address is 935 South Main Street, Suite 201, Greenville, South Carolina 29601 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, all that certain parcel of land lying and being in Sarasota County, Florida, being more particularly described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"
(the "Property").

TOGETHER WITH all the improvements thereon and appurtenances thereto.

SUBJECT TO covenants, conditions, restrictions, easements and other matters of record (the "Permitted Title Exceptions"); provided that the reference to the Permitted Title Exceptions is not intended to impose, extend or reinstate any Permitted Title Exception which does not encumber the Property or has or will otherwise expire or terminate by its terms or by operation of law, and taxes and assessments for the current and subsequent years.

TO HAVE AND TO HOLD the Property, unto the Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby (i) covenant with Grantee that Grantor has good right and lawful authority to sell and convey the Property to Grantee, (ii) specially warrant the title to the Property, and (iii) agree to defend the same against the claims of all persons claiming by, through or under the Grantor, but not otherwise and against none other; all subject, however, to the Permitted Title Exceptions.

Return to Susie Jackson
Chicago Title Insurance Company
5690 W. Cypress Street, Ste. A
Tampa, FL 33607
File # 253766576

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed.

Signed in the presence of:

Signature: Carrie E Buchanan
Print name: Carrie E. Buchanan

Signature: Michele F. Lyddy
Print name: Michele F. Lyddy

BRADENTON PARTNERS, LLC
a South Carolina limited liability company
By: CENTENNIAL AMERICAN REAL
ESTATE, LTD,
a South Carolina corporation, Its Manager

By: David W. Glenn
David W. Glenn, President

STATE OF South Carolina
COUNTY OF Greenville

The foregoing instrument was acknowledged before me this 6th day of ~~January~~ February, 2012, by David W. Glenn, as President of CENTENNIAL AMERICAN REAL ESTATE, LTD, a South Carolina corporation, which is Manager of **BRADENTON PARTNERS, LLC**, a South Carolina limited liability company, on behalf of the company, () who is personally known to me or () who has produced _____ as identification.

NOTARY STAMP HERE

Jennifer M. Cheatham
Signature of Notary Public
Print Name: Jennifer M. Cheatham

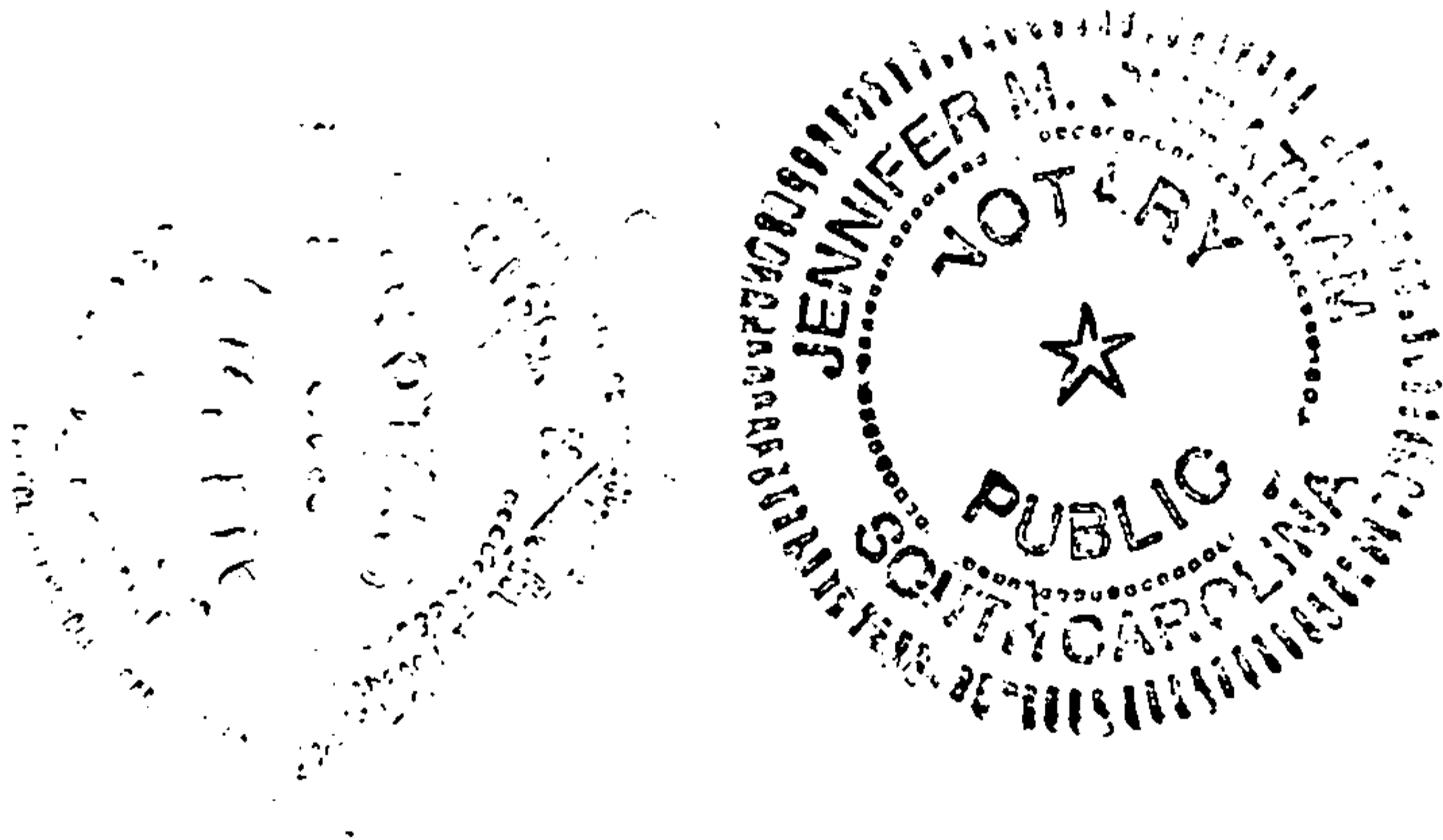


Exhibit "A"

LEGAL DESCRIPTION

All that portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 37 South, Range 18 East, Sarasota County, Florida, being formerly described as follows:

Lots 1 through 10, inclusive, in Block "A" of Bay-Ridge, according to the plat thereof recorded in Plat Book 2, Page 80-1/2; as vacated by Resolution No. 92-182, recorded in Official Records Book 2419, Page 2485, all in the Public Records of Sarasota County, Florida;

LESS AND EXCEPT those portions thereof as conveyed to the State of Florida for right-of-way for SR 45, as described in Official Records Book 141, Page 169; and Official Records Book 147, Page 186, of the Public Records of Sarasota County, Florida; and

LESS AND EXCEPT those portions as conveyed to Sarasota County, a political subdivision of the State of Florida, as more particularly described in Official Records Book 2639, Page 1094; and Official Records Book 2639, Page 1099, of the Public Records of Sarasota County, Florida;

TOGETHER WITH all right, title and interest of Grantor, if any (on a quitclaim basis and without warranty), in and to the easement reserved in Special Warranty Deed recorded in Official Records Book 2639, Page 1094 of the Public Records of Sarasota County, Florida.