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This instrument prepared by:
R. Craig Harrison, Esquire
LYONS, BEAUDRY & HARRISON, P.
1605 Main St., Suite 1111
Sarasota, Florida 34236



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012081213 6 PGS

2012 JUN 25 11:59 AM
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SARMISTEAD Receipt#1512003

Grantee S.S. No. _____
Name: _____
Grantee S.S. No. _____
Name: _____

Property Appraiser's Parcel
ID No. 0057-16-0015

Doc Stamp-Deed: 6,300.00

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 21st day of JUNE, 2012, between McCARLEY ENTERPRISES FAMILY LIMITED PARTNERSHIP, a Florida limited partnership, whose post office address is 1450 Mango Avenue, Sarasota, Florida 34237, Grantor, and William D. McKnight, Co-Trustee and Kathryn A. McKnight, Co-Trustee of the William D. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997 and the Kathryn A. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997, whose post office address is 1201 Oakfield Drive, Brandon, Florida 33509, Grantee;

WITNESSETH that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

See Exhibit "A" Attached and Made a Part Hereof by Reference

SUBJECT to easements, restrictions, and reservations of record, and taxes for 2012 and subsequent years.

AND said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantee acknowledges that the subject property has been used as a convenience store/retail gasoline sales facility for a number of years, and that Grantor has disclosed to Grantee that there is petroleum contamination at or from the subject property. The subject property was qualified for petroleum contamination for state-funded cleanup under the provisions of the Petroleum Liability & Restoration Program (PLRIP) Grantee purchases the subject property and the personal property thereon "AS IS" and Grantee its successors, assigns and agents shall rely on the PLRIP Program as to any and all claims, losses, damages, injuries, cleanup costs and other liabilities and losses arising out of or relating to any environmental contamination as of the closing date. In the event the Grantee, its successors, assigns and agents elects to cleanup the site early and/or outside of the PLRIP Program, the Grantee its successors, assigns and agents shall be solely responsible for the cleanup costs and any related expenses, claims and damages.

Grantee for itself, its successors, assigns and agents agrees to release and forever discharge McCARLEY THREE D, INC., McCARLEY OIL COMPANY, INC and Grantor from any and all liability, losses, damages, injuries, pollution cleanup and response costs, and reasonable attorney's fees and costs arising from or connected in any way with the real property or with the tanks, lines and pumping equipment and other personal property thereon, excluding however any liability to neighboring or adjoining properties. "Pollution cleanup and response costs" include, but are not limited to, costs of testing for discharges of petroleum products, costs of site rehabilitation, and any other costs for cleanup of discharges of petroleum products or other products stored in said tanks, lines and pumping equipment.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

WILLIAM D. MCKNIGHT and KATHRYN A. MCKNIGHT, as CO-TRUSTEES and any SUCCESSOR TRUSTEE(S), shall have the power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this Deed.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

(printed name)

GERI A. SIERICK
(printed name)

McCarley Enterprises Family Limited
Partnership, a Florida limited
partnership

BY: McCarley Three D, Inc.
ITS: General Partner
BY: Daniel E. McCarley
ITS: Authorized Agent

STATE OF FLORIDA
COUNTY OF SARASOTA

THE FOREGOING INSTRUMENT was acknowledged before me this 21 day of June, 2012, by McCarley Enterprises Family Limited Partnership, a Florida limited partnership, by McCarley Three D, Inc., its General Partner, by Daniel E. McCarley, its Authorized Agent,
 who is personally known to me OR
 who produced _____ as identification and who acknowledged before me that he executed the foregoing for the purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid.

My c



[Signature]
Notary Public GERI R. SIERIGK (printed name)

WITNESSES:

[Signature]
Denise Dunn
[Signature]
Denise De Valle
[Signature]
Denise Dunn
[Signature]
Denise De Valle

GRANTEE:

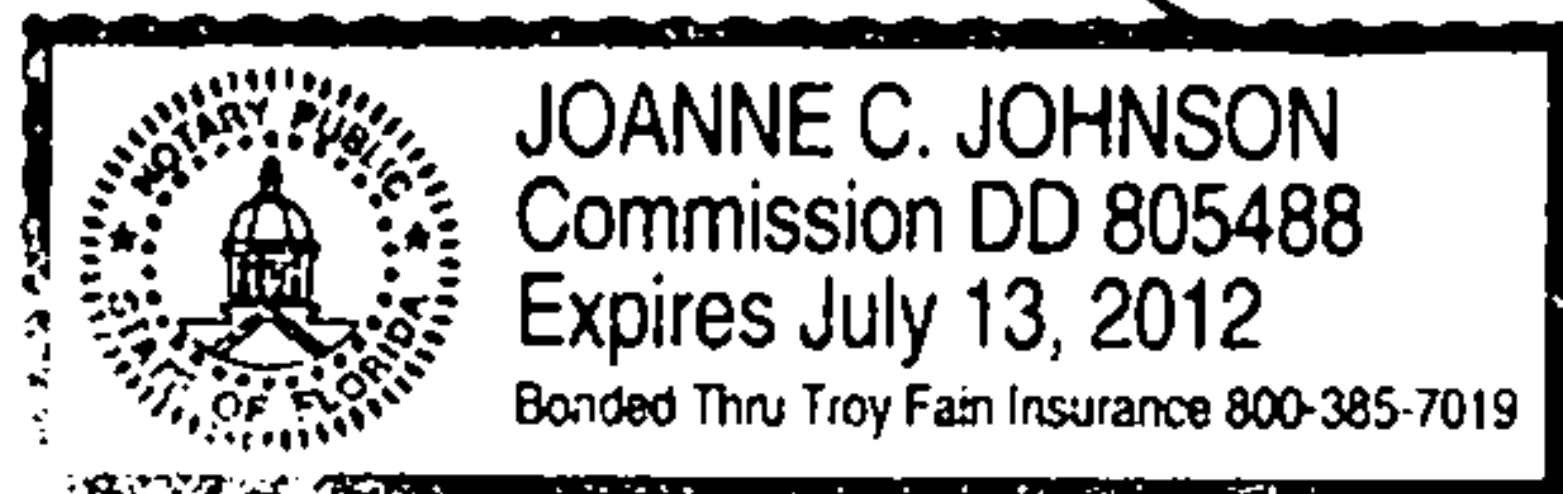
[Signature]
William D. McKnight, Co-Trustee of the William D. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997 and the Kathryn A. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997
[Signature]
Kathryn A. McKnight, Co-Trustee of the Kathryn A. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997 and the William D. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of June, 2012, by William D. McKnight, Co-Trustee of the William D. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997 and the Kathryn A. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997,
 who is personally known to me OR
 who produced _____ as identification and who acknowledged before me that he executed the foregoing for the purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid.

My commission expires:



[Signature]
Notary Public _____ (printed name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of June, 2012, by Kathryn A. McKnight, Co-Trustee of the Kathryn A. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997 and the William D. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997,
 who is personally known to me OR
 who produced _____ as identification and who acknowledged before me that she executed the foregoing for the purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid.

My commission expires:



[Signature]
Notary Public _____ (printed name)

**CERTIFICATE OF RESOLUTION OF
THE BOARD OF DIRECTORS OF
McCARLEY THREE D, INC.**

I, Daniel E. McCarley, DO HEREBY CERTIFY that I am the duly elected and qualified Secretary of McCarley Three D, Inc., a corporation organized and existing under the laws of the State of Florida; that I am the keeper of the corporate records and the seal of the corporation; that the following is a true and correct copy of a resolution duly adopted and ratified at a special meeting of the Board of Directors of the corporation, duly convened and held in accordance with its charter, Articles of Incorporation and Bylaws and the laws of said state at the office of the corporation in the City of Sarasota, State of Florida, on June ____, 2012, as taken and transcribed by me from the minutes of said meeting and compared by me with the original of the said resolution recorded in said minutes, and that the same has not in any way been modified, repealed, or rescinded and is in full force and effect:

RESOLVED:

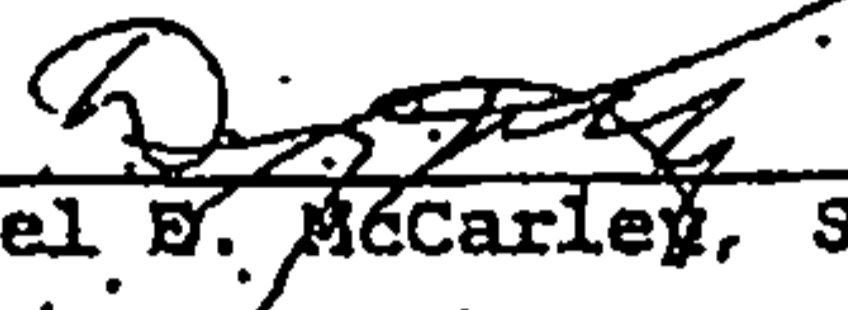
That the officers of the corporation and each of them be, and they hereby are, authorized to sell that certain real property as legally described on Exhibit A attached hereto and Daniel E. McCarley is authorized to execute on behalf of the corporation documents including, but not limited to, Warranty Deed, Closing Statement, Disclosure of Taxpayer Identification Numbers, Closing Agreement, Owner's Affidavit, Limited Partnership Affidavit and Non-Foreign Certification by Transferor, and to make, execute and deliver all documents to William D. McKnight, Co-Trustee and Kathryn A. McKnight, Co-Trustee of the William D. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997 and Kathryn A. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997, its successors and assigns, and take all other action on behalf of the corporation as may be necessary or required in connection therewith and to take any and all other actions which such officers deem appropriate or necessary or required therein.

FURTHER RESOLVED:

That the Secretary is authorized to certify to William D. McKnight, Co-Trustee and Kathryn A. McKnight, Co-Trustee of the William D. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997 and Kathryn A. McKnight Revocable Trust Agreement of 1997 dated June 24, 1997, the persons now holding offices and any changes hereafter in the person holding said offices together with specimens of the signatures of such present and future officers.

I DO FURTHER CERTIFY that neither the Articles of Incorporation nor the Bylaws of said corporation require any consent of the shareholders for the execution of the documents by the corporation; that none of the resolutions are in conflict with any provision of the Articles of Incorporation and the Bylaws of the corporation.

IN WITNESS WHEREOF, I Have hereunto set my hand as Secretary and caused the corporate seal of said corporation to be affixed hereto this 12 day of June, 2012.


Daniel B. McCarley, Secretary

(CORPORATE SEAL)

CERTIFICATION OF BOARD OF DIRECTORS

The undersigned constitute the Board of Directions of McCarley Three D, Inc., and certify its adoption of the above referenced Resolution.


Dean McCarley
Director

Dinah L. Warner
Director


Dan McCarley
Director

IN WITNESS WHEREOF, I have hereunto set my hand as Secretary and caused the corporate seal of said corporation to be affixed hereto this ____ day of June, 2012.

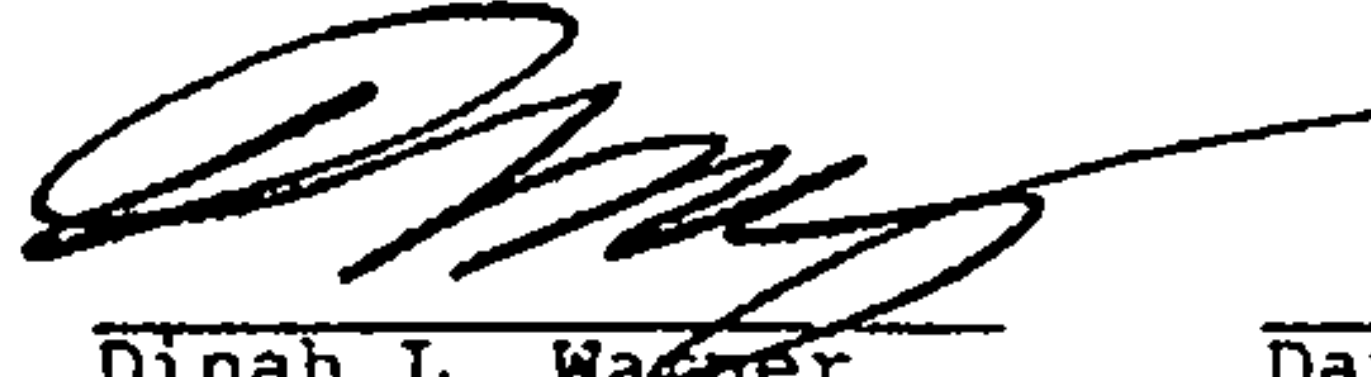
Daniel E. McCarley, Secretary

(CORPORATE SEAL)

CERTIFICATION OF BOARD OF DIRECTORS

The undersigned constitute the Board of Directions of McCarley Three D, Inc., and certify its adoption of the above referenced Resolution.

Dean McCarley
Director



Dinah L. Waener
Director

Dan McCarley
Director

Exhibit "A"

A parcel of land situated in Section 32, Township 36 South, Range 18 East, Sarasota County, Florida, being more particularly described as follows: Commence at the Southeast corner of said Section 32; thence South $89^{\circ} 52' 23''$ West along the South line of said Section 32, said line also being the centerline of Bee Ridge Road, 27.00 feet; thence North $00^{\circ} 07' 23''$ East, 40.00 feet to the intersection of the original Northerly right of way line of said Bee Ridge Road and the original Westerly right of way line of Tuttle Avenue; thence South $89^{\circ} 52' 23''$ West along said original right of way line of Bee Ridge Road, 173.00 feet; thence North $00^{\circ} 07' 23''$ East along a line parallel to the East line of said Section 32, 10.00 feet to the new Northerly right of way line of said Bee Ridge Road, said line being the Point of Beginning; thence continue along said line parallel with the East line of Section 32, 150.00 feet; thence North $89^{\circ} 52' 23''$ East along a line parallel to said South line of Section 32, 158.00 feet to the new Westerly right of way line of said Tuttle Avenue, said right of way line being 42 feet from said East line of Section 32; thence South $00^{\circ} 07' 23''$ West along said right of way line, 133.26 feet; thence South $55^{\circ} 14' 04''$ West, 29.44 feet to said Northerly right of way line of Bee Ridge Road; thence South $89^{\circ} 52' 23''$ West along said right of way line, 133.85 feet to the Point of Beginning.