

RECORDED IN OFFICIAL RECORDS  
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KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#1521311

This Document Prepared By and Return to:  
KRAIG H. KOACH, ESQ.  
KIMBROUGH & KOACH, LLP  
727 S. Orange Avenue  
Sarasota, FL 34236  
Tel: 941-951-1234

Doc Stamp-Deed: 14,000.00

Parcel ID Number: 0565-00-1010  
0567-00-2010  
0563-00-1010  
0561-02-0001  
0543-12-0001



# Warranty Deed

This Indenture, Made this 24 day of **July, 2012** A.D., **Between**  
**City of Sarasota, a municipal corporation existing under the laws of the State of Florida**  
of the County of **Sarasota**, State of Florida, **grantor**, and  
**SRQ Land LLC, a Florida limited liability company**  
whose address is: **1952 Field Road, Suite B, Sarasota, FL 34231**  
of the County of **Sarasota**, State of Florida, **grantee**.

**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
-----**TEN DOLLARS (\$10)**----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land,  
situate, lying and being in the County of **SARASOTA**, State of **Florida** to wit:

**SEE LEGAL DESCRIPTION EXHIBIT "A" & EXHIBIT "B"  
ATTACHED HERETO AND MADE A PART HEREOF**

Subject to taxes for the current and subsequent years, easements and restrictions of record, if any, and applicable zoning laws and ordinances.  
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof**, the grantor has hereunto set its hand and seal the day and year first above written.  
**Signed, sealed and delivered in our presence:**

Printed Name: JOHN SHANSEY  
Witness

City of Sarasota, a municipal corporation  
By:   
Suzanne Atwell, Mayor (Seal)  
Address: City Hall, 1565 First Street, Sarasota, FL 34236

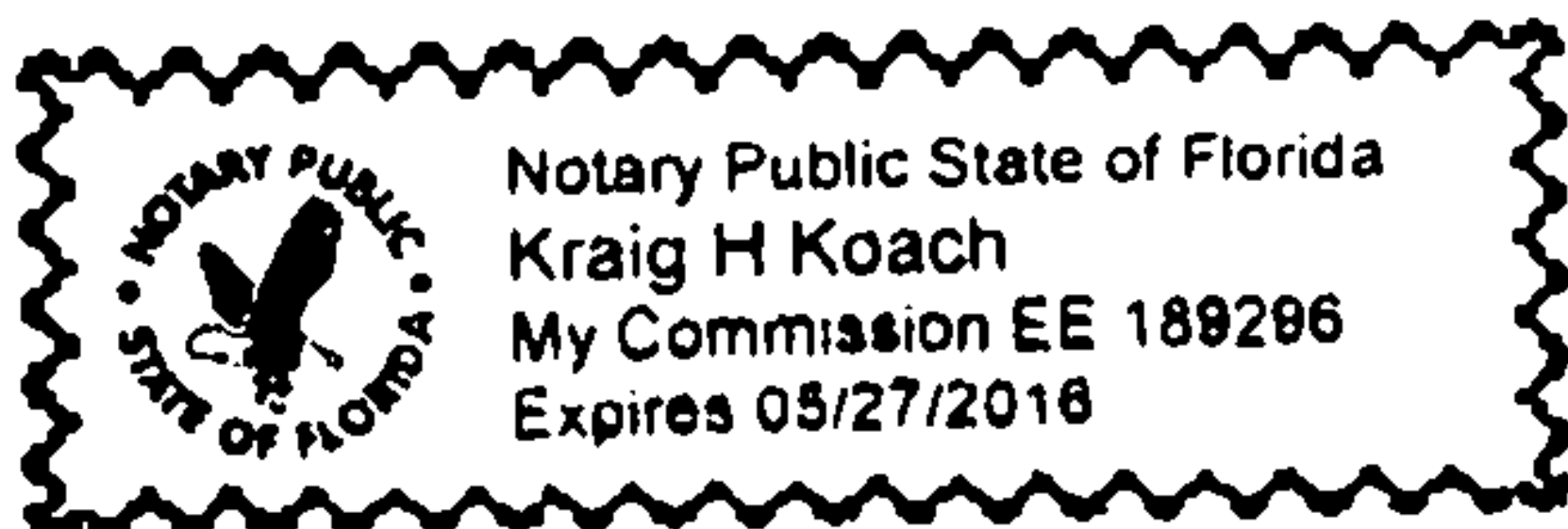
Printed Name: Robert M. Fournier  
Witness

(Corporate Seal)

**ATTEST:**  
  
By: Pamela Nadalini  
Pamela Nadalini  
City Auditor & Clerk

## STATE OF FLORIDA COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 24 day of **July, 2012**, by **Suzanne Atwell, Mayor of the City of Sarasota, a municipal corporation, on behalf of the corporation**, she is personally known to me or she has produced her **Florida driver's license** as identification.



Printed Name: Kraig H. Koach  
Notary Public  
My Commission Expires:  / /

DESCRIPTION:

(Warranty Deed recorded in Official Records Book 2092, Page 2379)

**EXHIBIT A**

Begin at the N.E. corner of Section 30, Township 36 South, Range 20 East, Sarasota County, Florida; thence S.88°-26'-47" W. along the North line of said Section 30, a distance of 1320.30 feet; thence S.33°-47'-55" W., 2643.53 feet; thence S.00°-34'-29" E., 1064.34 ft.; thence S.46°-17'-10" E., 2085.40 feet; thence S.11°-18'-11" W., 1029.40 feet; thence S.84°-12'-47" E., 2237.02 feet to the center of Howard Creek; thence S.20°-35'-13" W. along the center of said Creek, 785.00 feet to the P.C. of a curve, concave to the N.W. and having a radius of 1041.32 feet; thence Southwesterly along the arc of said curve and also along the center of said Creek, 490.71 ft. to the end of said curve; thence S.47°-35'-13" W. along said Creek, 1860.96 feet; thence S.39°-13'-52" E., 948.55 feet to the Northerly line of those certain lands of the City of Sarasota as described in Official Records Book 1847, Page 1196 ET AL, Public Records of Sarasota County, Fla; thence N.56°-42'-06" E. along said line, 1914.71 feet; thence N.49°-06'-03" E., 434.98 feet to the S.W. corner of those certain lands as described in Official Records Book 1903, Page 2087, Public Records of Sarasota County, Florida; thence N.08°-23'-25" W. along the Westerly line of said lands, 878.12 feet; thence N.29°-54'-18" E. along said line, 1224.24 feet; thence N.07°-09'-15" E. along said line, 881.09 feet; thence N.42°-54'-55" W. along said line, 641.71 feet; thence N.09°-47'-30" W. along said line, 1822.52 feet to the N.W. corner of said lands described in Official Records Book 1903, Page 2087, said point also being the S.W. corner of those certain lands as described in Official Records Book 1820, Page 310, Public Records of Sarasota Co., Fla.; thence N.14°-58'-34" E. along the Westerly line of said lands, 599.82 feet; thence N.59°-27'-34" E. along said lands, 730.00 feet; thence S.74°-04'-48" E. along said lands, 633.37 feet to the N.E. corner of said lands described in Official Records Book 1820, Page 310, said point also being the N.W. corner of "Oak Ford, Phase One", a subdivision recorded in Plat Book 31, Pages 5 thru 5 "P", Public Records of Sarasota County, Florida; thence N.52°-19'-37" E. along the Westerly line of said subdivision, 670.04 feet; thence N.38°-02'-02" E. along said Westerly line, 260.07 feet; thence S.89°-56'-28" E. along said Westerly line, 270.00 feet; thence N.19°-40'-36" E. along said Westerly line, 536.14 feet; thence N.27°-57'-01" E. along said Westerly line, 384.71 feet; thence N.64°-30'-06" E. along said Westerly line, 255.00 feet; thence N.17°-27'-59" E. along said Westerly line, 362.72 feet to a point lying on the North line of Section 29, Township 36 South, Range 20 East, Sarasota County, Fla. (said point lying 1144.99 feet Westerly of the N.E. corner of said Section); thence N.89°-57'-26" W. along the North line of said Section 29, a distance of 1759.82 feet to the S.W. corner of Quail Hollow, a subdivision recorded in Plat Book 23, Pages 7 and 7A, Public Records of Sarasota Co., Fla.; thence N.00°-47'-13" W. along the West line if said subd., 1056.90 feet; thence S.89°-14'-27" W., 60.00 feet to the S.E. corner of those certain lands as described in Official Records Book 2087, Page 2863, Public Records of Sarasota Co., Fla.; thence S.89°-14'-27" W. along the South line of said lands 591.00 feet to the S.W. corner of said lands; thence N.00°-47'-13" W. along the West line of said lands, 1474.11 feet to the N.W. corner of said lands; thence N.89°-14'-27" E. along the North line of said lands, 591.00 feet to the N.E. corner of said lands; thence N.00°-47'-13" W., 1439.02 feet to the South R/W of State Road No. 780 as recorded in Road Plat Book 2, page 7 ET AL, Public Records of Sarasota Co., Fla; thence S.89°-37'-45" W. along said R/W, 1177.46 feet; thence S.00°-13'-20" E. along a line parallel with the West line of Section 20, a distance of 2910.32 feet; thence N.89°-57'-26" W. along a line parallel with the South line of Section 20, a distance of 620.00 feet; thence S.00°-13'-20" E. along a line parallel with the West line of said Section 20, a distance of 1050.00 feet to the South line of said Section 20; thence N.89°-57'-26" W. along said South line, 600.00 feet to the Point of Beginning.

Being and lying in Sections 20, 29, 30, 31 and 32, Township 36 South, Range 20 East, Sarasota County, Florida and containing 762.611 acres more or less.

Less road Right of Ways.

**EXHIBIT B**

Commence at the S.W. corner of Quail Hollow, A subdivision recorded in Plat Book 23, Pages 7 and 7A, Public Records of Sarasota County, Florida; thence N.00°-47'-13" W. along the West line of said subdivision, 1056.90 feet for a Point of Beginning; thence continue N.00°-47'-13" W. along said West line of said subdivision and it's extension, 2912.72 feet to it's intersection with the South R/W of State Road 780, as recorded in Road Plat Book 2, Page 7, ET AL, Public Records of Sarasota Co., Fla.; thence S.89°-37'-45" W. along said R/W, 60.00 feet; thence S.00°-47'-13" E. along a line 60.00 feet West of and parallel with aforesaid line, 2913.13 feet; thence N.89°-14'-27" E., 60.00 feet to the Point of Beginning.

Being and lying in Section 20, Township 36 South, Range 20 East, Sarasota County, Florida and containing 4.012 acres more or less.

Less road Right of Ways.

SUBJECT TO:

A Telephone Distribution Easement recorded in Official Records Book 1468, Page 226, Public Records of Sarasota County, Florida, described as follows:

A SIX FOOT WIDE EASEMENT DEFINED AS COMPRISING AN AREA THREE FEET ON EACH SIDE OF THE CENTER LINE OF THE GRANTEE'S FACILITIES AS MAY BE DESIGNED AND INSTALLED FROM TIME TO TIME AT MUTUALLY AGREED UPON LOCATIONS WITHIN THE GRANTOR'S PREMISES DESCRIBED AS FOLLOWS: SECTIONS 19, 30, & 31, TWP36S, RNG19E, ALSO SEC 1, TWP37S, RNG19E, SARASOTA COUNTY, FLORIDA.

SUBJECT TO:

A Florida Power and Light Company Easement recorded in Official Records Book 2068, Page 1946, Public Records of Sarasota County, Florida, described as follows:

The west 15' and the south 15' of the following described property:

The easternmost 60 feet of the following described parcel in Section 20, Township 36, South, Range 20 East:

ALL that part lying south of S.R. #780, less and except all that part of east 1/2 and east 204.01' of west 1/2 of Section 20, lying south of S.R. #780, said exception being more particularly described as follows: Begin at SE corner of Section 20 and run thence N 88° 18' 25" west, along the south Section line 2904.26'; thence N 0° 44' 21" east, parallel to and 204.01' Westerly from the N-S Quarter Section line 438.21' to intersection the Southerly right-of-way line of the 66 foot right-of-way of S.R. #780; thence Southeasterly and to the right along said right-of-way line (same being a curve to the right having a radius of 1058.35' and delta angle of 4° 13' 34") 78.06' to a point of tangent; thence S 62° 36' 57" E, along said right-of-way line 3131.74' to its intersection with the Easterly line of said Section 20; thence S 0° 04' 48" W, along said Easterly line 2929.89 to POB.

SUBJECT TO:

A non-exclusive access easement for ingress and egress recorded in Official Records Book 2087, Page 2860, Public Records of Sarasota County, Florida, described as follows:

The easterly 62 feet of the northerly 1,390 feet of property described as follows:

A portion of the S 1/2 of NE 1/4 and S 1/2 of NW 1/4 and S 1/2 of Section 19, Township 36 South, Range 19 East, described as follows: All that part lying S of S.R. #780, less and except all that part of E 1/2 and E 204.01 feet of W 1/2 of Section 20 lying S of S.R., #780, said exception being more particularly described as follows: Begin at SE corner of Section 20 and run thence N 88° 18' 25" W, along the S Section line 2904.26 feet, thence N 00° 44' 21" E, parallel to and 204.01 feet Westerly from the N-S Quarter Section line 4318.21 feet to intersect the Southerly right-of-way line of the 66 foot right of way of S.R. #780; thence Southeasterly and to the right along said right of way line (same being a curve to the right having a radius of 1058.35 feet and delta angle of 04° 13' 34") 78.06 feet to point of tangent; thence S 62° 36' 57" E, along said right of way line 3131.74 feet to its intersection with the Easterly line of said Section 20; thence S 00° 04' 48" W, along said Easterly line 2929.89 feet to POB.

running from Fruitville Road to the southerly boundary of the property described in Exhibit B.

SUBJECT TO:

A perpetual, nonexclusive drainage easement over the property described on Exhibit A, recorded in Official Records Book 2092, Page 2379.

SUBJECT TO:

A perpetual, nonexclusive easement for ingress and egress and for utilities over the Southwesternmost 60 feet of the property in Section 31, Township 36 South, Range 20 East, which easement shall run along an existing trailroad roughly perpendicular to the centerline of Howard Creek and shall include the right to use the bridge in the Northwest corner of said easement.