

This instrument was prepared  
by and should be returned to:

✓ James C. Goss  
627 Marmora Ave.  
Tampa, FL 33606

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2012169551 5 PGS

2012 DEC 27 11:30 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SARMISTEAD Receipt#1571776

Doc Stamp-Deed: 0.70

**FEE SIMPLE DEED**

On this 26 day of December 2012 James C Goss a married man herein  
after called Grantor for and in consideration of the sum of \$10.00 and other good and valuable  
consideration the receipt of which is hereby acknowledged does hereby grant bargain, sell and convey:

a 100% (percent) interest in property owned  
by James C. Goss to Sarasota Bay  
MHP, LLC, GRANTEE

The following described land and property in Sarasota County, Florida as per  
attached legal description "Exhibit A". Hereto and incorporated by reference for the description of the  
land and or property conveyed herein.

This property is not the homestead of Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise  
appertaining.

To have and to hold the same unto Grantees and Grantees heirs, successors and assigns in fee simple  
forever.

The conveyance is made subject to all matters of record applicable zoning ordinances matters appearing  
on any recorded plat of the land and taxes for the current year.

In witness whereof Grantor has hereunto executed this deed the day and year first above written.

Signed, sealed and delivered in the presence of

WITNESSES:

John McDuffie  
Print Name JOHN MCDUFFIE

Michael Fridel  
Print Name Michael Fridel

James C Goss  
James C Goss  
Mailing address:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 26 day of Dec. 2012  
by James C Goss who is personally known to me or has produced \_\_\_\_\_ as  
identification and who did not take an oath.

Rhonda B. Roberson

Notary Public

NOTARY PUBLIC-STATE OF FLORIDA  
Rhonda B. Roberson  
Commission # DD867417  
Expires: MAR. 23, 2013  
BONDED THRU ATLANTIC BONDING CO., INC.



2012169551

(Print, Type or Stamp Here)

My Commission Expires:

## **Exhibit "A" Attachment**

**The following described real property located in the County of Sarasota, State of Florida, towit:**

**The East 100 feet of the following described land: Commence at the SE corner of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 3, Township 38 South, Range 18 East, thence run west 604 feet along the north line of Oak Street; thence north parallel with the center line of Tamiami Trail as now located, 324 feet for a point of beginning; thence west to the east line of Palmetto Avenue; thence northwesterly along the east line of Palmetto Avenue to Grahams property line; thence easterly along Grahams property line to Trailer Park property, being a point directly north of the point of beginning; thence south to the point of beginning.**

**Also: Commence at the SE corner of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 3, Township 38 South, Range 18 East, thence run west 604 feet along the north line of Oak Street; thence north parallel with the center of Tamiami Trail, as now located, 118 feet for a point of beginning; thence 15 feet west; thence 134 feet north; thence 85 feet west; thence 72 feet north to Pickfords corner; thence 100 feet east to property line; thence 206 feet to starting point.**

**Also: Beginning at the south east corner of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 3, Township 38 S. Range 18 E.; thence west 419' along the N. line of Oak St. to P.O.B.; thence N. parallel with the center line of Tamiami Trail as now located to a point which is 50' south of the north line of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of said Section 3; thence go back to P.O.B. and continue west 185' along said N. line of Oak Street; thence north and parallel to said center line of Tamiami Trail to a point that intersects the following described line, a portion of which is the north**



boundary line of this tract; said line beginning on the east line of Palmetto Ave. 242' SE'ly from a point where the said east line of Palmetto Ave. intersects the north line of the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Sec. 3; thence NE'ly 504' to a point which is 50' due south of the said N. line of said SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  and thence continue east 421' parallel with said north line of said quarter section to a point which is 50' south of the NE corner of said SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 3, Township 38 South, Range 18 East.

**(10' Parcel)**

Commence at the SE corner of the NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 3, Twp. 38 S., Rge. 18 E., Sarasota Co., Fla.; thence N 89 degrees 41'34"W., along the North line of Oak St. (30' wide) and the extension thereof, 604.00'; thence N 0 degrees 12'41" E., (Parallel with the old centerline of Tamiami Trail) 118.00'; thence N 89 degrees 41' 34" W., parallel with said Oak St., 15.00'; thence N 0 degrees 12'41"E., (Parallel with the old centerline of Tamiami Trail), 124.00' for the point of beginning; thence continue N 0 degrees 12'41"E., 10.00'; thence N 89 degrees 41'34"W. parallel with said Oak St., 85.00'; thence S 0 degrees 12'41" W., (parallel with the old centerline of Tamiami Trail) 10.00'; thence S 89 degrees 41'34"E., 85.00' to the P.O.B.

**(1' Parcel)**

Commence at the SE corner of NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 3, twp. 38 S., Rge 18 E., Sarasota Co., Fla.; thence N. 89 degrees 41'34"W, along the north line of Oak St. (30' wide) and the extension thereof, 604.00' for the point of beginning; thence N. 0 degrees 12'41" E. (parallel with the old centerline of Tamiami Trail) 118.00'; thence N 89 degrees 41'34"W., parallel with said Oak St. 1.00'; thence S 0 degrees 12'41"W. (Parallel with the old centerline of Tamiami Trail) 118.00' to

the north line of said Oak St.; thence S 89 degrees 41'34" E. along said line 1.00' to the P.O.B.

(3' Parcel)

Commence at the SE corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 3, Twp. 38 S., Rge. 18 E. Sarasota Co. Fla.; thence N 89 degrees 41'34" W along the north line of Oak St. (30' wide) and the extension thereof, 604.00'; thence N 0 degrees 12'41" E. (parallel with the old centerline of Tamiami Trail) 118.00'; thence N 89 degrees 41'34" W. parallel with said Oak St., 15.00' for the point of beginning; thence continue N 89 degrees 41'34" W, 3.00'; thence N 0 degrees 12'41" E (parallel with the old centerline of Tamiami Trail) 124.00'; thence S 89 degrees 41'34" E, parallel with said Oak St. 3.00'; thence S 0 degrees 12'41" W, 124.00' to the P.O.B.

Also: Begin at the SE corner of the NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 3, Township 38 S., Range 18 E., Sarasota Co., Fla.; thence N 89 degrees 41'34" W, along the north line of Oak St. (30' wide) and the extension thereof, 419.00'; thence N 0 degrees 12'41" E. parallel with the old centerline of Tamiami Trail 337.26' for the P.O.B. said point being the SW corner of Sarasota Co. School Board Property; thence continue N 0 degrees 12'41" E. 273.00' to the NW corner of said School property; thence S 89 degrees 41'34" E. 5.00'; thence S 0 degrees 12'41" W. 273.00'; thence N 89 degrees 41'34" W., 5.00' to the P.O.B.

Together with easement over and across following described property as recorded in that certain deed in Official Records Book 1098 page 2042 of the Public Records of Sarasota County, Florida, more particularly described as follows: Commence at the SE corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Sec. 3; thence N 89 degrees 38'14" W. along the north r/w of Oak St. (30' r/w), extended 101.03' for a point of beginning; thence continue N 89 degrees 38'14" W, along said N. r/w of Oak St.

317.97'; thence N 0 degrees 14'11"E, 338.7'; thence S 89 degrees 37'44"E, 348.91' to the westerly r/w of S.R. No. 45, S 0 degrees 30'34"E, 321.91'; thence S 54 degrees 18'28"W, 11.56'; thence S 69 degrees 16'26"W, 28.40' to the P.O.B.