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Prepared by and when
recorded return to:

David A. Webster, Esq.
Webster & Partners, P.L.
450 N. Wymore Road
Winter Park, Florida 32789

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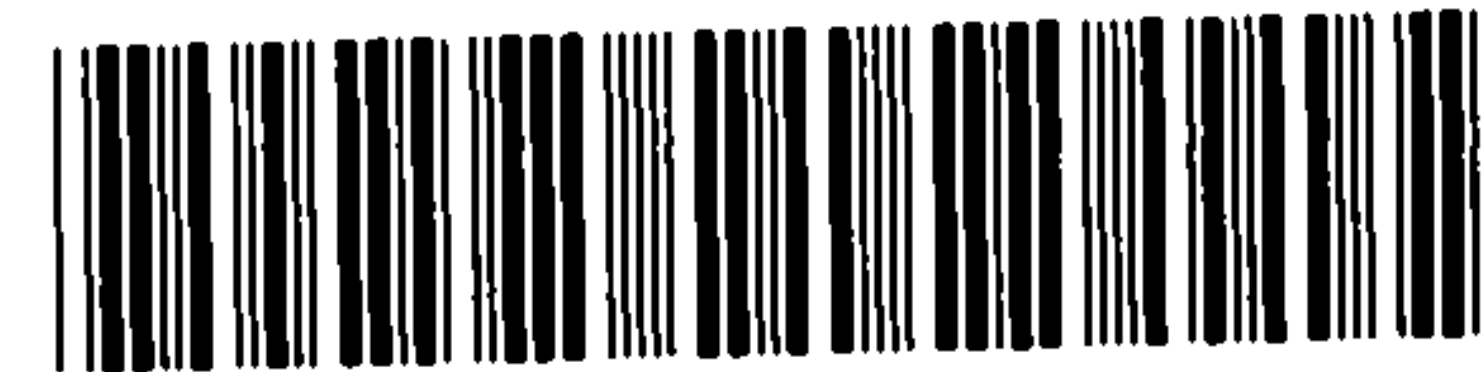
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CEAGLETO Receipt#1616062

Doc Stamp-Deed: 770.00

PARCEL ID NO.: 0996-19-4349



SPECIAL WARRANTY DEED

2013060396

THIS SPECIAL WARRANTY DEED (this "Deed"), made as of the 23rd day of April 2013, between **North Port Area Chamber of Commerce, Inc.**, a Florida Non-Profit Corporation, whose mailing address is 15141 Tamiami Trail, North Port, FL 34287, herein the Grantor, and **Hanlex North Port, LLC**, a Florida Limited Liability Company, whose mailing address is 1825 S. Orange Blossom Trail, Apopka, Florida 32703, herein the Grantee,

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of **Sarasota**, State of **Florida**:

Tract "A", Block 1943 of FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 16, Page(s) 42, 42A-42F, of the Public Records of Sarasota County, Florida.

Together with all improvements and fixtures thereon and all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining. This conveyance is made subject to taxes assessed subsequent to December 31, 2012 and to such easements, encumbrances and other matters as are more particularly described in Exhibit A attached hereto and made a part hereof, which reference shall not act to reimpose or confirm such matters.

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

Grantor does hereby warrant and will defend the title to said land against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but against none other.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name on the date set forth in the acknowledgment below, but to be effective and deemed delivered for all purposes as of the date first above written.

Signed, sealed and delivered in the presence
of:

**North Port Chamber of Commerce, Inc., a
Florida Non-Profit Corporation**

William J. Gurnin
Print Name: William J. Gurnin

By: Kimberly Quigley
Print: Kimberly Quigley
As its: President

Deborah J. Barkley
Print Name: Deborah Barkley

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me this 23rd day of **April 2013**, by **Kimberly Quigley as President of the North Port Area Chamber of Commerce, Inc.**, who ☐ is personally known to me or ☐ has produced a valid driver's license as identification.

Deborah J. Barkley
Notary Public, State of Florida at Large

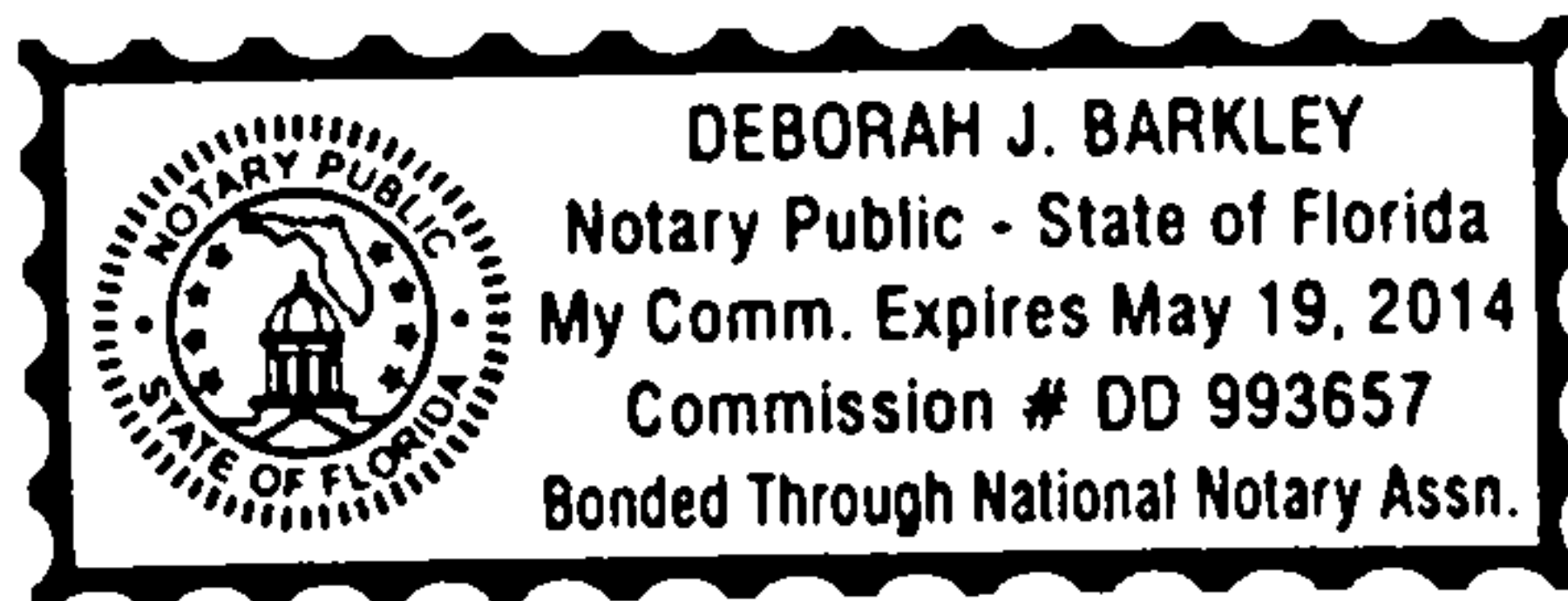


Exhibit "A"
Title Exceptions

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 16, Page(s) 42, 42A-42, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Declaration of Restrictions recorded August 14, 1962 in Book 385, Page 358, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Easement granted to The North Port Water Control District by instrument recorded September 17, 1986 in Book 1886, Page 1823 and re-recorded April 29, 1987 in Book 1941, Page 16 AND Dedication recorded September 17, 1986 in Book 1886, Page 1825 and re-recorded April 29, 1987 in Book 1941, Page 6, and Ordinance No. 87-236 recorded May 7, 1987 in Book 1943, Page 524, as affected by: Senate Bill No. 2948 recorded September 2, 1994 in Book 2666, Page 606 and House Bill No. 1783 recorded in Book 2666, Page 612.
5. Assignment of Plat and Other Easements as set forth in instrument recorded December 10, 1992 in Book 2460, Page 1191, together with Grant of Easement recorded February 24, 1997 in Book 2941, Page 831 and Assignment of Grant of Utility Easement recorded in Book 2941, Page 835.
6. Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded October 25, 1994 in Book 2680, Page 1194 and Corrective Special Warranty Deed recorded March 28, 1995 in Book 2723, Page 565, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
7. Ordinance No. 84-164 as recorded August 3, 1984 in Book 1703, Page 781.