

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013068678 4 PGS

2013 MAY 16 12:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

JOLSON Receipt#1622023

Doc Stamp-Deed: 18,200.00

4 THIS INSTRUMENT PREPARED BY
AND, UPON RECORDING, RETURN TO:

Lee Ann Tranford, Esquire
Adams and Reese LLP
150 Second Avenue North, 17th Floor
St. Petersburg, FL 33701

Documentary Stamps paid in the
amount of: \$18,200.00 based on
consideration in the amount of \$2,600,000.00



2013068678

Folio No.: 0070-07-0059

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made on this 13th day of May, 2013, by **BRAZOS XX LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4830 West Kennedy Boulevard, Suite 200, Tampa, Florida 33609; in favor of **4023 SAWYER ROAD I, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 5207 Sandlake Court, Sarasota, Florida 34238.

WITNESSETH

That Grantor, for itself and its successors and assigns, and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by Grantee, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by Grantor, does hereby grant, bargain, sell, alien, remise, release, and convey unto Grantee the following described real property in the County of Sarasota, State of Florida, to-wit:

See **EXHIBIT "A"** attached hereto and made a part hereof (the "**Property**").

TOGETHER with all the tenements, hereditaments, and appurtenances with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

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

And Grantor does hereby covenant that, except for the title exceptions set forth on **EXHIBIT "B"** attached hereto and made a part hereof, Grantor does fully warrant the title to the Property so hereby conveyed and will defend the same against the lawful claims, arising out of events occurring prior to the recording of this Deed, of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor aforesaid has set its hand and seal as of the date set forth above.

WITNESSES:

[Signature]

Print Name: _____

[Signature]

Print Name: LOUIS NASH

"Grantor"

BRAZOS XX LLC, a Florida limited liability company

By: **AMERICAN MOMENTUM BANK**, a Florida banking corporation / its Managing Member

By: [Signature]
MICHAEL E. JOHNSON, Senior Vice President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 13th day of May, 2013, by Michael E. Johnson as Senior Vice President of American Momentum Bank, a Florida banking corporation, as Managing Member of Brazos XX LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

My Commission Expires: _____

[Signature]

Notary Public

Print Name: _____

Commission No. _____

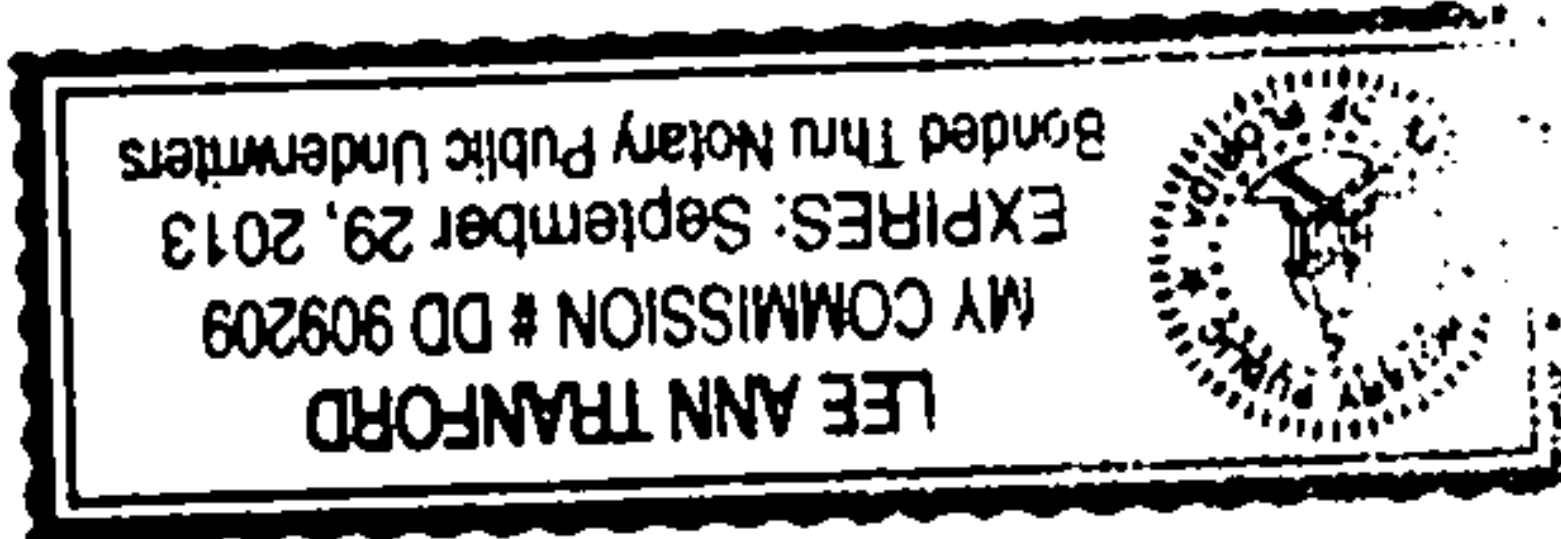


EXHIBIT "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SARASOTA, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHERLY 180 FEET OF LOTS 4 AND 6, LYING WESTERLY OF SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, BLOCK 1, BEE RIDGE FARMS SUBDIVISION, OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST:

THE SOUTHERLY 75 FEET OF THE NORTH 480.5 FEET OF THE WEST 294.75 FEET OF LOT 6, BLOCK 1, BEE RIDGE FARMS SUBDIVISION, OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST;

THE EAST 100 FEET OF THE WEST 394.75 FEET OF THE SOUTH 135.5 FEET OF THE NORTH 480.5 FEET OF LOT 6, BLOCK 1, BEE RIDGE FARMS SUBDIVISION, OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST;

SAID SUBDIVISION BEING RECORDED IN PLAT BOOK "A", PAGE 40, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

EXCEPTING THEREFROM THAT 6 FOOT PORTION LYING WITHIN THE LIMITS OF SAWYER ROAD, AS PER TAKING IN OFFICIAL RECORDS BOOK 1678, PAGE 1787 AND OFFICIAL RECORDS BOOK 2737, PAGE 1316, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT APPURTENANT FOR INGRESS AND EGRESS OVER THE WEST 394.75 FEET OF THE SOUTH 30 FEET OF THE NORTH 345 FEET OF SAID LOT 6, BLOCK 1, BEE RIDGE FARMS SUBDIVISION, OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST, PLAT BOOK "A", PAGE 40, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALL OF THE FOREGOING DESCRIBED PROPERTY BEING FURTHER DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE N 00°00'51" E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1321.44 FEET; THENCE N 89°59'26" E, A DISTANCE OF 30.00 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF SAWYER ROAD PER ROAD PLAT BOOK 4, PAGE 280, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE N 00°00'51" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 255.00 FEET; THENCE N 89°59'26" E, A DISTANCE OF 288.75 FEET; THENCE N 00°00'51" E, A DISTANCE OF 60.51 FEET; THENCE N 89°59'26" E, A DISTANCE OF 100.00 FEET; THENCE S 00°00'51" W, A DISTANCE OF 135.00 FEET; THENCE N 89°59'26" E, A DISTANCE OF 416.21 FEET TO A POINT ON THE WEST BOUNDARY OF THE SEMINOLE GULF RAILWAY (FORMERLY SEABOARD COASTLINE RAILROAD); THENCE S 12°10'19" E, ALONG SAID WEST BOUNDARY, A DISTANCE OF 184.65 FEET; THENCE S 89°59'26" W, A DISTANCE OF 843.93 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
(Permitted Exceptions)

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
2. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
3. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 1162, Page 1296, of the public records of Sarasota County, Florida.
4. Telephone Distribution Easement Deed/Corporation in favor of GTE Florida Incorporated, a Florida corporation, recorded in Official Records Book 2228, Page 140, of the public records of Sarasota County, Florida.
5. Permanent Sidewalk Easement in favor of Sarasota County, a political subdivision of the State of Florida, recorded in Official Records Book 2737, Page 1312, of the public records of Sarasota County, Florida.