

FIRST AMERICAN TITLE

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INSTRUMENT #2013096276 9 PG

This Instrument Prepared by and Return to:
Simpson Thacher And Bartlett LLP
425 Lexington Ave.
New York, NY 10017
Attn: Justin Vilinsky

07/10/2013 02:05:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 1641812

Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$0.70
Intang. Tax: \$0.00

Property Folio Nos: 0217-03-0001
0217-06-0001
R092528-000000600000

603841

-----The Space Above This Line For Recording Office Use Only-----

NOTE TO RECORDER: This deed is being recorded to effect a conveyance of unencumbered real property from Grantor to Grantee. Grantor is the indirect owner of all of the membership interests in Grantee and is transferring the real property to Grantee as a contribution for no consideration. The transfer will be properly reflected on the books of Grantor and Grantee as a contribution for no consideration. Further, Grantor will continue to beneficially own all of the real property after the transfer. Accordingly, this deed is exempt from Florida documentary stamp tax under the authority of Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So. 2d 913 (Fla. 2005).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 10th day of July, 2013, by ROYALTY RESORTS CORPORATION, a Florida corporation ("Grantor"), whose address is c/o Centerbridge Capital Partners II LP, 375 Park Avenue, 12th Floor, New York, New York 10152, to SNF PROPERTY, LLC, a Delaware limited liability company ("Grantee"), whose address is c/o Centerbridge Capital Partners II LP, 375 Park Avenue, 12th Floor, New York, New York 10152.

That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all that certain land situate in Monroe County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof, together with all right, title and interest of Grantor in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front of or abutting or adjoining such tract or piece of land and all easements, tenements, hereditaments and appurtenances pertaining thereto and all improvements situated thereon (collectively, the "Property").

This conveyance is made subject to:

- (a) Taxes for the year 2013 and subsequent years;
 - (b) Applicable zoning ordinances and governmental regulations; and
 - (c) Conditions, restrictions, covenants, limitations, and easements of record;
- however, that this instrument shall not operate to reimpose any of same.

TO HAVE AND TO HOLD the Property, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right title,

interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, free and clear of all encumbrances except as set forth above, that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by and through Grantor, but against none other.

Grantor has duly executed this instrument as of the date hereinabove written.

Signed, sealed and delivered
in the presence of:

ROYALTY RESORTS CORPORATION,
a Florida corporation

Eliza Zimmerer
Print Name: ELIZA ZIMMERER

By: Matthew J. Dabrowski
Name: Matthew J. Dabrowski
Title: Vice President

Serafina M. Ostrowsky
Print Name: SERAFINA M. OSTROWSKY

STATE OF NEW YORK)
)SS:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me this 2 day of July, 2013 by _____, as _____ of _____, a _____, on behalf of the _____, who is personally known to me or () has produced _____ as identification.

(NOTARY SEAL)
KARA MARIE McELROY
Notary Public, State of New York
No. 01MC8276591
Qualified in New York County
Commission Expires 02/19/2017

Kara Marie McElroy
Notary Public, State of New York
Print Name: KARA McELROY
Commission No.: 01MC8276591
My Commission Expires: 02/19/2017

EXHIBIT "A"

Legal Description

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

PARCEL 1:

BLOCK 34, LESS THE WESTERLY 762 FEET THEREOF, THIRD UNIT OF PALMER FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 39, 39A AND 39B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. ALSO LESS PREMISES DESCRIBED IN WARRANTY DEED DATED DECEMBER 13, 1965, BY ROMA LAND CORPORATION, TO THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 578, PAGE 192. ALSO LESS LAND CONVEYED TO SARASOTA COUNTY BY INSTRUMENT DATED AUGUST 7, 1984 IN OFFICIAL RECORDS BOOK 1707, PAGE 247, AND CONFIRMATION THEREOF, AS CONTAINED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2004171671 AND ALSO LESS LAND CONVEYED TO SARASOTA COUNTY BY WARRANTY DEED DATED MAY 8, 2009 IN OFFICIAL RECORDS INSTRUMENT NO. 2009057171, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 2:

TRACT 75 AND THAT PART OF TRACT 76 LYING NORTH OF THE RIGHT-OF-WAY OF A DRAINAGE CANAL OF FIRST UNIT OF PALMER FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 216, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS THAT PART OF SAID TRACTS 75 AND 76 TAKEN IN SUITE NO. 7713 FOR RIGHT-OF-WAY FOR STATE ROAD 780 (FRUITVILLE ROAD) AS MORE PARTICULARLY DESCRIBED IN THAT VERDICT RECORDED IN OFFICIAL RECORDS BOOK 631, PAGE 374, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AND

TRACTS 6 AND 7 OF THE FIFTH UNIT OF PALMER FARMS, A SUBDIVISION IN SECTIONS 20, 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LESS 52 FOOT SARASOTA-FRUITVILLE DRAINAGE CANAL DESCRIBED AS FOLLOWS: COMMENCE AT THE AFOREMENTIONED SOUTHWEST COMER OF LOT 6; THENCE NORTH 0 DEGREES 04' 09" EAST ALONG SAID WEST LINE OF LOT 6, 449.67 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 04' 09" EAST, 52.66 FEET; THENCE NORTH 81 DEGREES 24' 49" EAST, 663.58 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF LOT 7; THENCE SOUTH 0 DEGREES 04' 09" WEST ALONG SAID EAST LINE, 52.66 FEET; THENCE SOUTH 81 DEGREES 24' 49" WEST, 663.58 FEET TO THE POINT OF BEGINNING; ALSO LESS LANDS CONVEYED TO SARASOTA COUNTY BY

WARRANTY DEED DATED MAY 8, 2009 IN OFFICIAL RECORDS INSTRUMENT NO. 2009057170.

AND

TRACT 5 OF THE FIFTH UNIT OF PALMER FARMS, A SUBDIVISION IN SECTIONS 20, 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS HOWEVER, 3.12 ACRES LYING SOUTH OF THE DRAINAGE CANAL;

AND

TRACT 8 IN THE FIFTH UNIT OF PALMER FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LESS THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 301 AND ALSO LESS THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 578, PAGE 192; ALSO LESS LANDS CONVEYED TO SARASOTA COUNTY BY WARRANTY DEED DATED MAY 8, 2009 IN OFFICIAL RECORDS INSTRUMENT NO. 2009057170.

AND

TRACTS 1, 2 AND 3, FIFTH UNIT OF PALMER FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LESS PREMISES CONVEYED FOR FRUITVILLE ROAD RIGHT-OF-WAY BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 578, PAGE 192, OFFICIAL RECORDS BOOK 585, PAGE 301, OFFICIAL RECORDS BOOK 555, PAGE 153 AND OFFICIAL RECORDS BOOK 631, PAGE 374, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. ALSO LESS LAND CONVEYED TO SARASOTA COUNTY BY INSTRUMENT DATED AUGUST 7, 1984 IN OFFICIAL RECORDS BOOK 1707, PAGE 250, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 3:

COMMENCE AT THE SOUTHEAST COMER OF TRACT 74, PALMER FARMS UNIT NO. 1, RECORDED IN PLAT BOOK 2, PAGE 216, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 74, 46.7 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 780; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 780, 280.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID RIGHT-OF-WAY LINE, 24.6 FEET MORE OR LESS TO A POINT LYING 355.0 FEET EAST OF THE WEST LINE OF TRACT 73 OF PALMER FARMS, UNIT NO. 1; THENCE NORTH AND PARALLEL TO SAID WEST LINE OF TRACT 73, 750.0 FEET; THENCE WEST AND PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 780, 355.0 FEET TO THE WEST LINE OF TRACT 73; THENCE NORTH ALONG SAID WEST LINE OF TRACT 73, 461.7 FEET TO THE NORTHWEST CORNER OF TRACT 73; THENCE EAST ALONG THE NORTH LINE OF TRACTS 73 AND 74 OF PALMER FARMS, UNIT NO. 1,

659.2 FEET TO THE NORTHEAST CORNER OF TRACT 74; THENCE SOUTH ALONG THE EAST LINE OF TRACT 74, 395.9 FEET TO A POINT LYING 785.0 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 780; THENCE WEST AND PARALLEL TO SAID RIGHT-OF-WAY LINE OF STATE ROAD 780, 280.0 FEET; THENCE SOUTH AND PARALLEL TO EAST LINE OF TRACT 74, 785.0 FEET TO THE POINT OF BEGINNING. LESS THAT TAKEN FOR WIDENING OF STATE ROAD 780 DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGES 371 THROUGH 379, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PART OF TRACTS 73 AND 74, OF PALMER FARMS, UNIT NO. 1.

PARCEL 4:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 73, PALMER FARMS, UNIT NO. 1, RECORDED IN PLAT BOOK 2, PAGE 216, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 73, 47.1 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 780 FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID WEST LINE OF TRACT 73, 750.0 FEET; THENCE EAST AND PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 780, 355.0 FEET; THENCE SOUTH AND PARALLEL TO SAID WEST LINE OF TRACT 73, 750.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 780; THENCE WEST ALONG SAID RIGHT-OF-WAY LINE 355.0 FEET TO THE POINT OF BEGINNING. LESS THAT TAKEN FOR WIDENING OF STATE ROAD 780 DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGES 371 THROUGH 379, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 5:

THE EAST 280 FEET OF THE SOUTH 831.7 FEET OF TRACT 74 LYING NORTH OF THE DRAINAGE DITCH AND NORTH OF STATE ROAD 780, PALMER FARMS, UNIT NO. 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 216, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS THAT TAKEN FOR WIDENING OF STATE ROAD 780 DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGES 371 THROUGH 379, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 6:

ALL OF TRACT 4, UNIT 5, PALMER FARMS, A SUBDIVISION IN SECTIONS 20, 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT: THE EAST 98 FEET THEREOF HERETOFORE CONVEYED BY CHARLES F. MOYER AND JESSIE V. MOYER, HUSBAND AND WIFE TO EDWARD L. CLAXTON AND JESSIE V. CLAXTON, HUSBAND AND WIFE, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 681, PAGE 281, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND LESS AND EXCEPT: A STRIP OF LAND OFF THE SOUTHERN BOUNDARY THEREOF WHICH IS MORE FULLY DESCRIBED IN FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 631, PAGE 371, OF THE

PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THAT CERTAIN "ORDER OF TAKING" ENTERED IN CHANCERY SUIT NO. 7713, CIRCUIT COURT OF SARASOTA COUNTY AND RECORDED IN OFFICIAL RECORDS BOOK 581, PAGE 682, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT: THE SOUTHERLY 10 FEET OF THE ABOVE DESCRIBED PARCEL CONVEYED TO SARASOTA COUNTY BY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2004171670, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALSO LESS LANDS CONVEYED TO SARASOTA COUNTY BY WARRANTY DEED DATED MAY 8, 2009 IN OFFICIAL RECORDS INSTRUMENT NO. 2009057172.

PARCEL 7:

THE EAST 98 FEET OF TRACT 4, UNIT 5, PALMER FARMS SUBDIVISION, IN SECTIONS 20, 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS A STRIP OF LAND 11 FEET WIDE IN THE NE CORNER OF SAID TRACT, THE CENTER LINE OF WHICH IS PARALLEL TO AND 5.5 FEET WEST OF THE EAST BOUNDARY LINE OF SAID TRACT AND EXTENDS FROM THE NORTH BOUNDARY LINE OF SAID TRACT, 27 FEET SOUTH THEREOF, AND LESS A STRIP OF LAND 98 FEET LONG OFF THE SOUTHERN END THEREOF, BEING 8.1 FEET WIDE ON THE EASTERN BOUNDARY OF SAID STRIP AND 8.2 FEET WIDE ON THE WESTERN BOUNDARY OF SAID STRIP, WHICH IS MORE FULLY DESCRIBED IN ORDER OF TAKING ENTERED IN CHANCERY SUIT NO. 7713, CIRCUIT COURT OF SARASOTA COUNTY, AND RECORDED IN OFFICIAL RECORDS BOOK 581, PAGE 682, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED 1/2 INTEREST IN A STRIP OF LAND 11 FEET WIDE, THE CENTERLINE OF WHICH IS PARALLEL TO AND 5.5 FEET WEST OF THE EAST BOUNDARY LINE OF SAID TRACT 4 AND EXTENDS FROM THE NORTH BOUNDARY LINE OF SAID TRACT 4 TO A POINT 27 FEET SOUTH THEREOF.

PARCEL 8:

THAT PART OF TRACT 5 OF THE FIFTH UNIT OF PALMER FARMS, A SUBDIVISION IN SECTIONS 20, 29 AND 32, TOWNSHIP 36 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING SOUTH OF THE RIGHT-OF-WAY OF THE DRAINAGE CANAL OF THE SARASOTA-FRUITVILLE DRAINAGE DISTRICT, AS SHOWN ON SAID PLAT.

LESS THAT PART OF TRACT 5 CONVEYED TO THE STATE OF FLORIDA AS DESCRIBED IN OFFICIAL RECORDS BOOK 580, PAGE 550, WHICH WAS RE-RECORDED IN OFFICIAL RECORDS BOOK 581, PAGE 799 FOR ROAD RIGHT-OF-WAY, TO-WIT: THAT PART OF TRACT 5, PALMER FARMS FIFTH UNIT IN SECTION 20, TOWNSHIP 36 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY,

FLORIDA, LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 780, SECTION 17040, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS: BEGIN ON THE WEST BOUNDARY OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 19 EAST, AT A POINT 1309.40 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 20, RUN THENCE SOUTH 88°15'26" EAST 2239.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHERLY, HAVING A RADIUS OF 5729.58 FEET; THENCE EASTERLY ALONG SAID CURVE 116.11 FEET THROUGH A CENTRAL ANGLE OF 1°09'40" TO THE END OF SAID CURVE, THENCE SOUTH 89°25'06" EAST 1753.55 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 5729.58 FEET, THENCE EASTERLY ALONG SAID CURVE 137.22 FEET THROUGH A CENTRAL ANGLE OF 1°22'20" TO END OF SAID CURVE, THENCE SOUTH 88°02'46" EAST 1112.13 FEET TO THE EAST BOUNDARY OF SAID SECTION 20, AT A POINT 1281.95 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 20. LESS EXISTING RIGHT-OF-WAY.

LESS THAT PART OF TRACT 5, CONVEYED TO WILLIAM BORUM AND RUBY BORUM, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 1411, TO WIT: COMMENCE AT THE INTERSECTION OF THE WEST LINE OF TRACT 5, PALMER FARMS, FIFTH UNIT, RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 780 (FRUITVILLE ROAD), (SAID RIGHT-OF-WAY LINE BEING 40 FEET NORTH OF CENTERLINE AS ESTABLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 580, PAGE 550, SARASOTA COUNTY RECORDS); THENCE NORTH ALONG SAID WEST LINE OF TRACT 5, A DISTANCE OF 120.0 FEET; THENCE EASTERLY AND PARALLEL TO SAID STATE ROAD 780, A DISTANCE OF 161.6 FEET TO A POINT ON THE EAST LINE OF WEST 1/2 OF SAID TRACT 5; THENCE SOUTH ALONG SAID EAST LINE, 120.0 FEET TO NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 780; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE, 161.6 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE WEST 1/2 OF SAID TRACT 5 OF PALMER FARMS, FIFTH UNIT.

TOGETHER WITH THAT PART OF EXISTING DRAINAGE RIGHTS-OF-WAY DESCRIBED IN ARTICLE 139, CHANCERY ORDER BOOK 3, PAGE 206, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING WITHIN THAT PART OF TRACT 5 OF PALMER FARMS, FIFTH UNIT, PLAT BOOK 3, PAGES 15 AND 15A, OF SAID PUBLIC RECORDS LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF A 52 FOOT WIDE PLATTED DRAINAGE RIGHT OF WAY AS SHOWN ON SAID PLAT OF PALMER FARMS, FIFTH UNIT, AS CONVEYED TO D.E. WERSTLER AND EVELYN WERSTLER IN OFFICIAL RECORDS BOOK 1707, PAGE 245, OF SAID RECORDS.

ALSO LESS LANDS CONVEYED TO SARASOTA COUNTY BY WARRANTY DEED DATED MAY 22, 2009 IN OFFICIAL RECORDS INSTRUMENT NO. 2009074654.

PARCEL 9:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF TRACT 5, PALMER FARMS, FIFTH UNIT, RECORDED IN PLAT BOOK 3, PAGE 15, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 780, (FRUITVILLE ROAD), (SAID R/W LINE BEING 40 FEET NORTH OF CENTERLINE AS ESTABLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN OFFICIAL RECORDS BOOK 580, PAGE 550, SARASOTA COUNTY RECORDS); THENCE NORTH ALONG SAID WEST LINE OF TRACT 5, A DISTANCE OF 120.0 FEET; THENCE EASTERLY AND PARALLEL TO SAID STATE ROAD 780, A DISTANCE OF 161.6 FEET TO A POINT ON THE EAST LINE OF WEST 1/2 OF SAID TRACT 5; THENCE SOUTH ALONG SAID EAST LINE, 120.0 FEET TO NORTHERLY R/W LINE OF STATE ROAD 780; THENCE WESTERLY ALONG SAID R/W LINE, 161.6 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE WEST 1/2 OF SAID TRACT 5 OF PALMER FARMS, FIFTH UNIT.

LESS AND EXCEPT THE FOLLOWING PARCEL:

PARCEL 111

THAT PART OF PREMISES DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2000004295 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD, 40.00 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF SURVEY PER ROAD PLAT BOOK 1 AT PAGE 93 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA WITH THE WESTERLY LINE OF TRACT 5, PALMER FARMS, FIFTH UNIT, RECORDED IN PLAT BOOK 3 AT PAGE 15 OF SAID PUBLIC RECORDS; THENCE S. 88°14'22"E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 161.94 FEET TO THE EASTERLY LINE OF THE WEST HALF OF TRACT 5; THENCE N00°15'53"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 20.81 FEET; THENCE N87°17'05"W., A DISTANCE OF 162.03 FEET TO THE WESTERLY LINE OF TRACT 5; THENCE S00°15'53"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 23.51 FEET TO THE POINT OF BEGINNING.