

3
27.00
RETURN TO:
FIDELITY NATIONAL TITLE
ATTN: JENNIE CLAYTON
5690 W. Cypress Street, Suite A
Tampa, FL 33607
File No. 14021091

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014094621 3 PG(S)

8/8/2014 12:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1768907

Doc Stamp-Deed: \$18,495.40

This Instrument Prepared by and Return to:

Howard C. Stross, Esq.
Stross Law Firm, P.A.
1801 Pepper Tree Drive
Oldsmar FL 34677
FILE NUMBER: 3670

Grantee TIN No.: _____

Parcel Tax I.D. No.(s): 2039162002, 2039162003 and 2039162004

WARRANTY DEED

(Wherever used herein, the terms "Grantor" or "Grantee" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; and the use of any gender shall include all genders)

THIS WARRANTY DEED, made as of August 5, 2014, between **Paradise Plaza, Ltd.**, an Illinois limited partnership ("Grantor"), whose mailing address is 6515 Grand Teton Plaza, Suite 300, Madison, Wisconsin 53719, and **James Mann, as Trustee** under the Mann 1994 Family Trust, dated May 31, 1994 ("Grantee"), whose mailing address is 3643 Maple Avenue Northbrook, Illinois 60062.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs, successors, and assigns forever, an undivided 15% interest as tenant in common with Grantor in the following described real property ("Property"), situate, lying and being in Sarasota County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO.

TOGETHER, with all the privileges, rights, easements, tenements, hereditments, and appurtenances belonging thereto or in anywise appertaining.

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

DOCUMENTARY STAMP TAX PURSUANT TO CRESCENT MIAMI CENTER, LLC V. FLORIDA DEPARTMENT OF REVENUE, 903 SO.2D 913 (FLA. 2005) IS DUE BASED SOLELY ON 15% OF THE CURRENT PRINCIPAL AMOUNT OF THE MORTGAGE ENCUMBERING THE PROPERTY THAT IS RECORDED IN OFFICIAL RECORDS INSTRUMENT 2004069221, AS ASSIGNED BY THE ASSIGNMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT 2005053245, AS MODIFIED BY THE INSTRUMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT 2005053246, AS ASSIGNED BY THE ASSIGNMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT 2005283945, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THERE IS NO OTHER CONSIDERATION FOR THIS CONVEYANCE AND THE BENEFICIAL OWNERSHIP OF THE PROPERTY IS NOT CHANGING.

After Recording Return To:

Commonwealth Land Title Insurance Co.

Fidelity National Title Insurance Co.

1015 15th Street, NW, Suite 300

Washington, DC 20005 DPN 9 of 14

File No. 14-001394

SUBJECT TO taxes for the year 2014 and thereafter, all matters of record, and applicable zoning ordinances and land use designations.

AND, Grantor does hereby covenant with Grantee that, except as noted above, title to the property is free from all encumbrances, and Grantor warrants, and will defend the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

PARADISE PLAZA, LTD.,
an Illinois limited partnership

By: PARADISE PLAZA MANAGEMENT,
INC., a Florida corporation,
As Its General Partner

John Paul
Print Name: John Rock

VR

Print Name: Vanessa Rybicki

By: Andrew E. Plesko
Andrew E. Plesko
As Its President

[Corporate Seal]

STATE OF Minnesota
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 24th day of July, 2014 by Andrew E. Plesko, as President of Paradise Plaza Management, Inc., a Florida corporation, as General Partner of Paradise Plaza, Ltd., an Illinois limited partnership, on behalf of the corporation and partnership. He is personally known to me, or has produced _____ as identification.



NOTARY PUBLIC:

Sign Kirsten L. Lundholm
Print Name Kirsten Lundholm
State of Minnesota at Large (Seal)
My Commission Expires: 1/31/2015

EXHIBIT "A"

Tracts 2, 3 and 4, PARADISE PLAZA LAND CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 2781, Page 2622 through 2688, inclusive, and as per plat thereof recorded in Condominium Plat Book 30. Pages 46 and 46A, of the Public Records of Sarasota County, Florida; being further described as follows:

Begin at the intersection of the South right-of-way line of Versailles Street with the West right-of-way line of Tamiami Trail (U.S. 41); run thence South $02^{\circ}33'10''$ West along said right-of-way line of Tamiami Trail (U.S. 41), a distance of 537.66 feet to a point of curvature of a curve concave to the East; thence 18.24 feet along the arc of said curve having a radius of 2914.79 feet, a delta of $00^{\circ}21'31''$ and a chord distance of 18.24 feet which bears South $02^{\circ}22'25''$ West to a point on the North right-of-way line of Bay Road; thence South $89^{\circ}59'04''$ West along aforesaid right-of-way line of Bay Road, a distance of 831.91 feet; thence North $62^{\circ}14'18''$ West, a distance of 50.57 feet; thence North $40^{\circ}12'59''$ West, a distance of 50.97 feet to a point on the East right-of-way line of Osprey Avenue; thence North $00^{\circ}36'11''$ West along aforesaid East right-of-way line of Osprey Avenue, a distance of 262.70 feet; thence 2.24 feet along the arc of a curve to the left, said curve having a radius of 29.50 feet, a delta of $04^{\circ}21'02''$ and a chord of 2.24 feet which bears South $88^{\circ}25'40''$ East; thence North $89^{\circ}23'49''$ East, a distance of 48.02 feet to a point of curvature; thence 88.48 feet along the arc of a curve to the left, said curve having a radius of 100.00 feet, a delta of $50^{\circ}41'23''$ and a chord of 85.62 feet which bears North $64^{\circ}03'02''$ East; thence North $38^{\circ}42'14''$ East, a distance of 161.12 feet to a point of curvature; thence 67.59 feet along the arc of a curve to the left said curve having a radius of 100.00 feet, a delta of $38^{\circ}43'29''$, and a chord of 66.31 feet which bears North $19^{\circ}20'30''$ East; thence North $00^{\circ}01'15''$ West, a distance of 3.96 feet to the South right-of-way line of aforesaid Versailles Street; thence North $89^{\circ}58'45''$ East along aforesaid South right-of-way line of Versailles Street, a distance of 687.09 feet to the POINT OF BEGINNING.