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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1775950

This document prepared by:

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300 S. Orange Avenue, Suite 1000
Orlando, Florida 32801

Tax Parcel I.D. No.: 0104-16-0001

Doc Stamp-Deed: \$5,600.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 29th day of August, 2014, by **SARASOTA GAS MART, LLC**, a Florida limited liability company, whose address is 210 Tavernier Street, Tavernier, Florida 33070 (hereinafter referred to as the "Grantor"), to **6895 SOUTH TRAIL, LLC**, a Florida limited liability company, whose address is 3854 Royal Hammock Boulevard, Sarasota, Florida 34240 (hereinafter referred to as the "Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH:

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alienate, remise, release, and transfer unto Grantee, all of that certain land lying and being in the County of Orange, State of Florida, to-wit:

See EXHIBIT "A" Legal Description attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the use, benefit, and behoof of Grantee and Grantee's successors and assigns in fee simple forever.

AND THE GRANTOR does hereby covenant and warrant to Grantee and Grantee's successors and assigns that said Property is free and clear of and from any encumbrances made or suffered by Grantor except those matters of public record and 2014 real property taxes and thereafter, which are not yet due and payable, and will warrant and defend the title to the Property unto Grantee and Grantee's successors and assigns forever against the lawful claims and demands of all persons claiming by, and through or under Grantor, but against no others.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

SARASOTA GAS MART, LLC, a Florida limited liability company

By: Envirotank Incorporated, a Florida corporation, its Managing Member

By: Gregory R. McKenzie, President

Lindsey Nelson
Print Name: Lindsey Nelson

Michelle Otar Le Smith
Print Name: Michelle Otar Le Smith

STATE OF FLORIDA
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 28th day of August, 2014, by Gregory R. McKenzie, President of Envirotank Incorporated, a Florida corporation, Managing Member of SARASOTA GAS MART, LLC, a Florida limited liability company, on behalf of the company. He is personally to me or has produced as identification.

Michelle Boisvert
Notary Public
My Commission Expires:

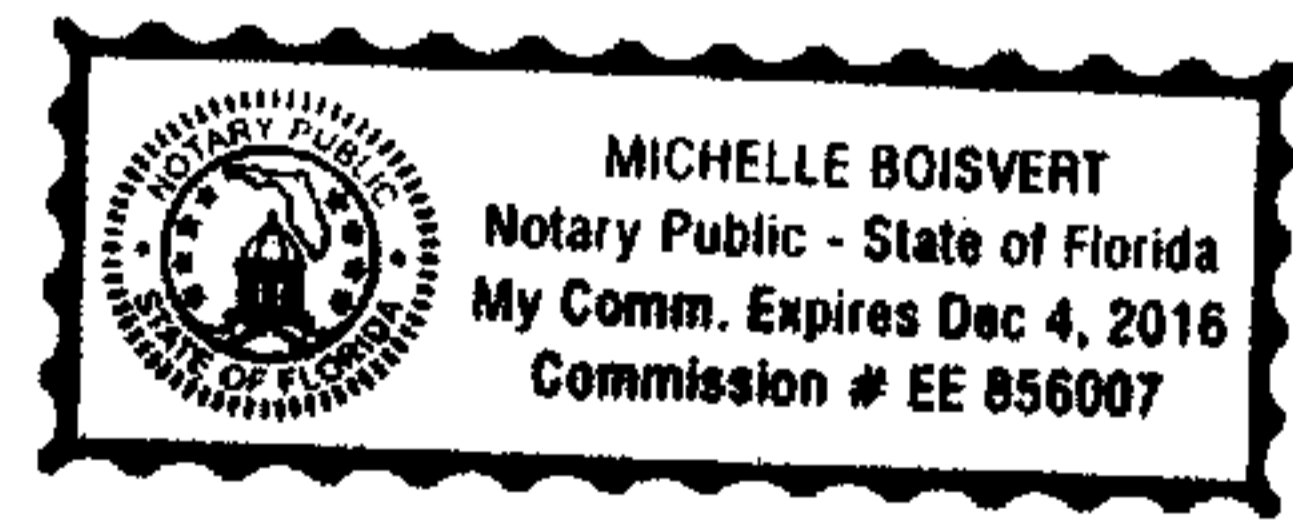


EXHIBIT "A"

LEGAL DESCRIPTION

Begin at a Point where the North line of N 1/2 of SE 1/4 of SW 1/4 of SE 1/4 of Section 17, Township 37 South, Range 18 East, intersects the Easterly line of Tamiami Trail; thence South 89 degrees 29 minutes 09 seconds East along said North line of N 1/2 of SE 1/4 of SW 1/4 of SE 1/4 and along North line of N 1/2 of S 1/2 of SE 1/4 of SE 1/4 of said Section 17, 279.85 feet to the Northwest corner of Lot 1, South Retreat Subdivision, recorded in Plat Book 10, Page 37, Public Records of Sarasota County, Florida; thence South 0 degrees 07 minutes 09 seconds East along the West line of said Lot 1, 149.15 feet to the North line of Reynolds Street (as shown on said Plat of South Retreat Subdivision); thence North 89 degrees 34 minutes 09 seconds West along said North line of Reynolds Street, 150.66 feet to Easterly line of said Tamiami Trail; thence North 44 degrees 32 minutes 09 seconds West along said Easterly line of Tamiami Trail, 65.53 feet; thence North 38 degrees 49 minutes 09 seconds West along said Easterly line of Tamiami Trail, 133.25 feet to the Point of Beginning.