

3/30/2015 3:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1843677

Doc Stamp-Deed: \$13,405.00

PREPARED OUTSIDE THE STATE OF FLORIDA BY:

JL Tracy
221 Pine St, 4th Floor
San Francisco CA 94104

RETURN TO

HAL-GEN PROPERTIES LLC, a Florida limited liability company

Attn: John Paspalakis
133 Neptune Avenue
Ormond Beach, Florida 32176

13675 N.W. Tamiami Trail, North Port, Sarasota County, Florida
Tax Identification No.: 099709340

Consideration \$1,915,000

STATE OF FLORIDA
COUNTY OF SARASOTA

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of March 30, 2015 (the "Effective Date"), from **FIRST STATES INVESTORS 4000C, LLC**, a Delaware limited liability company, the address of which is 1345 Avenue of the Americas, Floor 46, New York, NY 10105 ("Grantor"), to **HAL-GEN PROPERTIES LLC**, a Florida limited liability company, having its principal place of business is : c/o John Paspalakis, 133 Neptune Avenue, Ormond Beach, Florida 32176 ("Grantee").

WITNESSETH that Grantor, for and in consideration of the sum or Ten and 00/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, remise, forever quitclaim, and conveys to Grantee, (a) all that certain parcel or parcels of land situate, lying, and being in the County of Sarasota, State of Florida, more particularly described in **EXHIBIT A** attached hereto and incorporated herein by reference, (b) all right, title and interest of Grantor, if any, in and to all streets and roads abutting the said parcel or parcels, and (c) all easements, privileges, tenements, hereditaments, and appurtenances belonging unto said parcel or parcels or in anywise appertaining thereto (individually, and collectively, the "Premises"); **together with** all of the interest of Grantor as the fee simple owner of, in, and to all buildings and improvements now located on the Premises, whether below or above grade level, and all easements, privileges, tenements, hereditaments, and appurtenances belonging unto said buildings and improvements or in anywise appertaining thereto (all such buildings and improvements being individually, and collectively referred to as the "Improvements"; the Premises, together with the Improvements, shall herein after, individually and collectively, be referred to as the "Real Property"); all of which are intended to be and remain Real Property and to become and remain the sole and exclusive property of Grantee and its successors and assigns.

SUBJECT TO only those matters affecting title as set forth on **EXHIBIT B** attached hereto and incorporated herein by reference.

Please return to:
First American Title Insurance Company
1201 Walnut, Suite 700
Kansas City, MO 64106
Attention: Karen Keebler
File No. 669873E110

TO HAVE AND TO HOLD the Real Property with all privileges and appurtenances thereto belonging, unto Grantee and its successors and assigns; and Grantor covenants with Grantee that Grantor is seized of the Real Property, has the right to convey the same, that title thereto is marketable, and Grantor does hereby specifically warrant the title to the Real Property and will defend the same against the lawful claims of all person claiming by, through or under Grantor, and no other.

IT BEING THE INTENT OF GRANTOR TO CONVEY TO GRANTEE all of Grantor's interest in the Real Property received by those certain deeds recorded in Official Records **Instrument 2003237875**; Official Records **Instrument 2003237876** and Official Records **Instrument 2003237877**, of the Public Records of Sarasota County, Florida.

The designations Grantor and Grantee as used herein shall include said parties, their heirs, administrators, executors, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

{REMAINDER OF PAGE LEFT INTENTIONALLY BLANK - SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE}

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer, as of the date in the acknowledgment below, to become effective as of the date first noted above.

GRANTOR:

FIRST STATES INVESTORS 4000C, LLC, a
Delaware limited liability company

BY: Joshua Pack
ITS: Vice President

SIGNED AND SEALED IN THE PRESENCE OF:

Sign: [Signature]
Print Name: Justine Harris

Sign: [Signature]
Print Name: CLAIRE SCHULZ

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. CA Civ. Code Sec. 1189(a)(3)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On March 23, 2015 before me, **Francesca Pascucci**, Notary Public, personally appeared **Joshua Pack**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Francesca Pascucci

My Commission Expires: 9.5.2015



(Seal)

**EXHIBIT A
LEGAL DESCRIPTION**

The land referred to herein is situated in the County of Sarasota, State of Florida, and is described as follows:

PARCEL 1:

LOTS 1, 1-A, 1-B, 1-C, 2, 3, AND 4, BLOCK 934, FIRST REPLAT IN FIFTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 45, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING ALSO DESCRIBED AS:

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RECOVERED CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF A 20.00 FOOT ALLEY AND THE WESTERN RIGHT-OF-WAY LINE OF NORTHERN BISCAYNE DRIVE; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF NORTH BISCAYNE DRIVE SOUTH 00°25'46" WEST, 238.73 FEET TO A POINT; THENCE ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A CHORD BEARING SOUTH 47°32'19" WEST, AND DISTANCE OF 29.31 FEET, RADIUS OF 20.00 FEET AND ARC OF 32.89 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF TAMiami TRAIL (U.S. RT. 41); THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 85°21'08" WEST, FOR 347.77 FEET TO A RECOVERED IRON PIN; THENCE WITH THE EASTERN LINE OF NORTH POINT SHOPPING CENTER (NOW OR FORMERLY), NORTH 04°38'26" WEST, FOR 259.55 FEET TO A RECOVERED CONCRETE MONUMENT ON THE SOUTHERN RIGHT-OF-WAY LINE OF A 20.00 FOOT ALLEY; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 85°21'08" EAST, FOR 350.19 FEET TO THE POINT OF BEGINNING. SAID TRACT BEING LOTS 1, 1-A, 1-B, 1-C, 2, 3 AND 4, BLOCK 934 FIRST REPLAT IN FIFTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 45, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 2:

EASEMENT RIGHTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THAT CERTAIN MUTUAL GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1644, PAGE 1728, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 3:

EASEMENT RIGHTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THAT CERTAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1655, PAGE 2148, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

For information purposes only:

13675 N.W. Tamiami Trail, North Port, Sarasota County, Florida
Tax Identification No.: 0997093401

EXHIBIT B

- 1) The lien of current taxes and assessments
- 2) Provisions of applicable zoning ordinances, but only to the extent valid and enforceable
- 3) All easements, restrictions, and other matters of record, but only to the extent valid and enforceable
- 4) Those matters shown on an accurate Survey depicting the property conveyed herein