

11/13/2015 12:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 1922995

This Instrument Prepared By:
Cozen O'Connor
One North Clematis Street
West Palm Beach, FL 33401
Attn: Michael Botos, Esq.

Doc Stamp-Deed: \$126,700.00

Record and Return To:
Berlin Patten Ebling, PLLC
3700 South Tamiami Trail, Suite 200
Sarasota, FL 34239
Attn: Evan N. Berlin, Esq.

SPECIAL WARRANTY DEED

This Special Warranty Deed is made by Sarasota Main Real Estate LLC, a Delaware limited liability company, whose post office address is c/o Paragon Management Group LLC, 276 Post Road West, Westport, CT 06880 (hereinafter referred to as "Grantor"), to BBC PLAZA, LLC, a Florida limited liability company ("BBC"), and BITER BUILDING, LLC, a Florida limited liability company ("Biter"), each whose post office address is c/o Berlin Patten Ebling, PLLC 3700 South Tamiami Trail, Suite 200, Sarasota, FL 34239 (BBC and Biter are hereinafter collectively referred to as "Grantee").

Grantor, in consideration of the sum of Ten and No/100 (\$10.00) Dollars and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida.

See the real property as described in Exhibit "A" attached hereto, which by this reference is made a part of this Special Warranty Deed (the real property so described, the "Property").

The Property Appraiser's Parcel Identification Numbers for the above described Property are 2027-01-0001, 2027-01-0005, 2027-01-0006, and 2027-01-0007.

Said conveyance is made subject to (1) real estate taxes and assessments for calendar year 2015, and subsequent years; (2) zoning, reservations, restrictions, and other prohibitions proposed by any governmental authority, and (3) valid easements, restrictions and other matters of record and (4) any leases which have been disclosed to Grantor (the "Permitted Exceptions").


To have and to hold the above described Property together with all easements, rights of way or use, tenements, hereditaments, and appurtenances thereto belonging or in any manner appertaining to said Property unto the Grantee as tenants in common (with BBC to hold a 2/3 undivided interest and Biter to hold a 1/3 undivided interest), its successors and assigns, in fee simple forever.


Grantor hereby covenants with Grantee that the Property is free of all encumbrances made by Grantor (other than the Permitted Exceptions) and that Grantor does hereby warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, but excluding claims relating to the Permitted Exceptions.

[the remainder of this page was left intentionally blank]


Executed on _____ day of November, 2015

WITNESSES:


Print Name: DAVID M. WRIGHT


Print Name: BENJAMIN F. SMEAD

Sarasota Main Real Estate LLC

By: 
Name: John A. Nelson
Title: President

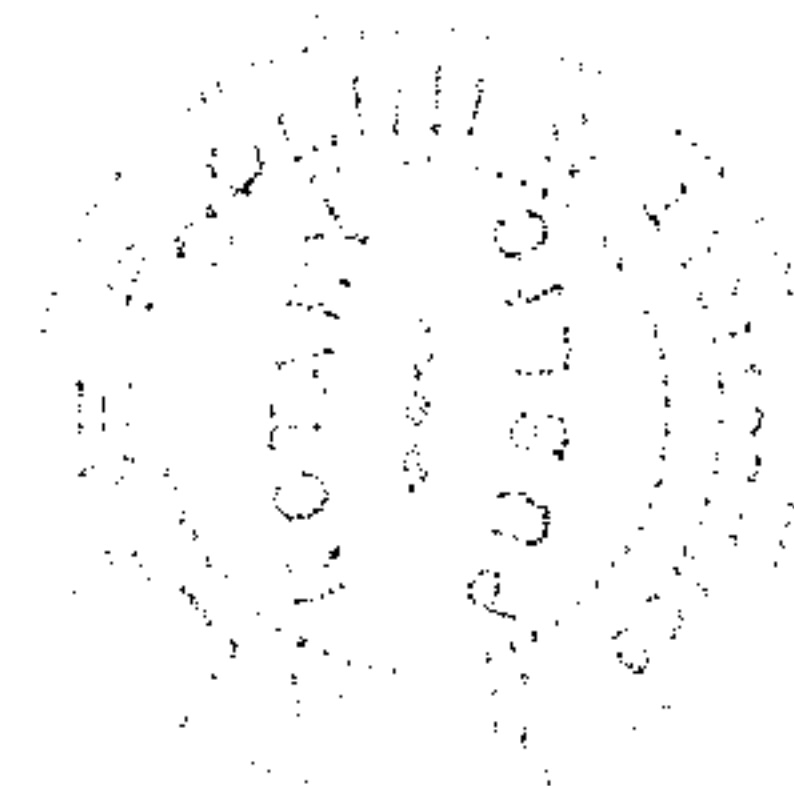
[Special Warranty Deed]




STATE OF Connecticut
COUNTY OF Fairfield :ss Westport

The foregoing instrument was executed and acknowledged before me this 9th day of November, 2015, by John A. Nelson, as President of Sarasota Main Real Estate LLC, a Delaware limited liability company.

Personally Known ☒ (OR) Produced Identification _____
Type of identification produced _____





Notary Public
Print Name: _____
My Commission Expires: _____
MARLENE PAOLINE
Notary Public
State of Connecticut
Commission Expires
August 31, 2019

EXHIBIT "A"

PARCEL 1:

BEGIN AT THE SE CORNER OF LOT 3, BLOCK A, OF A RESUBDIVISION OF LOT 19, AND A SUBDIVISION OF LOTS 21 AND 22, BLOCK I, PLAT OF SARASOTA AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 120, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD (U.S. HIGHWAY 301) (80' WIDE), AND THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET (80' WIDE) THENCE N 00°00'20" E ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WASHINGTON BOULEVARD, 543.46'; THENCE N 89°59'40" W, 30.00' TO THE P.C. OF A CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 31.42' (CHORD = N 67°29'40" W, 30.62') TO THE END OF SAID CURVE AND THE P.C. OF A CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 75.32'; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 59.02' (CHORD = N 67°26'33" W, 57.52') TO THE END OF SAID CURVE; THENCE N 89°59'33" W, 62.41' TO THE P.C. OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 70.00'; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 54.98' (CHORD = N 67°23'33" W, 53.58') TO THE END OF SAID CURVE AND THE P.C. OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 70.00'; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 54.98' (CHORD = N 67°23'33" W, 53.58') TO THE END OF SAID CURVE; THENCE N 89°53'23" W, 321.66' TO THE EXISTING EAST RIGHT-OF-WAY LINE OF LINKS AVENUE (WIDTH VARIES) (SEE OFFICIAL RECORDS BOOK 1086, PAGE 100, OFFICIAL RECORDS BOOK 983, PAGE 138, OFFICIAL RECORDS BOOK 983, PAGE 139, OFFICIAL RECORDS BOOK 1101, PAGE 1045, ALL IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA); THENCE S 00°00'15" E ALONG SAID R/W, 618.05' TO THE NORTH RIGHT-OF-WAY LINE OF AFORESAID MAIN STREET (80' WIDE) THENCE S 89°53'29" E ALONG SAID RIGHT-OF-WAY LINE, 594.29' TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

LESS AND EXCEPT:

LOT 1, LESS THE WESTERLY 14 FEET THEREOF, LOT 2, THE WESTERLY 14 FEET OF LOT 7, AND THE WESTERLY 14 FEET OF THE SOUTHERLY 10 FEET OF LOT 6. C.M. CALVERLY'S SUBDIVISION OF LOT 18, BLOCK "I", PLAT OF SARASOTA. AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 35, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PARCEL 2:

ANY RIGHTS, TO THE EXTENT SUCH RIGHTS CONSTITUTE REAL PROPERTY RIGHTS UNDER FLORIDA LAW, AS GRANTED OR RESERVED IN THAT CERTAIN GROUND LEASE AS REFERENCED IN THE MEMORANDUM OF GROUND LEASE BY AND BETWEEN JOHN C. PATTERSON, JR. AND LUTRELLE P. GEARHART, LESSOR, AND MAAS BROTHERS, INC., LESSEE, DATED DECEMBER 15, 1972, AND RECORDED IN OFFICIAL RECORDS BOOK 986, PAGE 821, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH ASSIGNMENT AND ASSUMPTION OF LEASE BY RADIX REAL ESTATE, INC., DATED JUNE 14, 1984, AND RECORDED IN O.R. BOOK 1705, PAGE 163; MEMORANDUM OF SUPPLEMENTAL GROUND LEASE DATED JANUARY 1, 1985 AND RECORDED IN O.R. BOOK 1747, PAGE 1013; ASSIGNMENT OF LEASE TO SMP, LTD., DATED AUGUST 6, 1985 AND RECORDED IN O.R. BOOK 1797, PAGE 2309; ASSIGNMENT AND ASSUMPTION OF LEASE BY SARASOTA MAIN INVESTMENTS, INC., DATED AUGUST 6, 1993 AND RECORDED IN O.R. BOOK 2536, PAGE 1731; LESSOR'S CONSENT RECORDED IN O.R. BOOK 2540 . PAGE 693; ASSIGNMENT AND ASSUMPTION OF LEASE BY THEATRE ASSOCIATES, LTD., DATED JULY 1, 1996 AND RECORDED IN O.R. BOOK 2869, PAGE 2240; DEED OF PERSONAL REPRESENTATIVE DATED NOVEMBER 10, 1999 AND RECORDED IN O.R. INSTRUMENT #1999151391; AND ASSIGNMENT OF GROUND LEASE AND SUPPLEMENTAL GROUND LEASE TO JOHN C. PATTERSON, JR. AND WILLIAM H. BEHRENFELD, AS CO-TRUSTEES PURSUANT TO ARTICLE FIFTH OF THE LAST WILL AND TESTAMENT OF LUTRELLE P. GEARHART, DATED NOVEMBER 10, 1999 AND RECORDED IN O.R. INSTRUMENT #1999151392, AND PROBATE PROCEEDINGS IN THE ESTATE OF JOHN C. PATTERSON, JR., UNDER CASE NO. 2002CP11513NC, AND DISTRIBUTION DEED TO WILLIAM H. NAMACK, III, AS TRUSTEE OF THE GROUND LEASE TRUST CREATED UNDER ARTICLE 3 OF THE WILL OF JOHN C. PATTERSON, JR. FROM THE ESTATE OF JOHN C. PATTERSON, JR. AS RECORDED IN O.R. #2003259272; AND ASSIGNMENT AND ASSUMPTION OF LEASE BETWEEN THEATRE ASSOCIATES, LTD. AND SARASOTA MAIN REAL ESTATE LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AUGUST 12, 2005 AND RECORDED IN O.R. #2005184517; AND LESSOR'S CONSENT RECORDED IN O.R. #2005184518; AND THE RESIGNATION OF WILLIAM H. NAMACK, III AS TRUSTEE, AND THE REPLACEMENT OF MR. NAMACK, AS TRUSTEE, BY SCOTT S. PATTERSON UNDER PARAGRAPH I OF ARTICLE 1 OF THE WILL OF JOHN C. PATTERSON, JR.; AND ASSIGNMENT AND ASSUMPTION OF LEASE AMONG SARASOTA MAIN REAL ESTATE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BBC PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND BITER BUILDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED ON OR ABOUT THE DATE HEREOF AND RECORDED SIMULTANEOUSLY HERewith, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, WHICH PERTAIN TO THE FOLLOWING DESCRIBED PROPERTY:

LOT 1, LESS THE WESTERLY 14 FEET THEREOF, LOT 2, THE WESTERLY 14 FEET OF LOT 7, AND THE WESTERLY 14 FEET OF THE SOUTHERLY 10 FEET OF LOT 6, C M. CALVERLY'S SUBDIVISION OF LOT 18, BLOCK "I", PLAT OF SARASOTA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 35, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.